



A G E N D A

CITY OF SEASIDE
CITY COUNCIL

VIRTUAL ONLY

6:00 SPECIAL MEETING
7:00 REGULAR MEETING
Thursday, July 2, 2020

This meeting is compliant with Governor Newsom's Executive Order N-29-20 which allows local legislative bodies to hold public meetings electronically only, without a physical location for public participation, accessible only telephonically or otherwise electronically (video conferencing) to all members of the public seeking to observe and address the local legislative body, in order to avoid public gatherings, and until further notice.

REMOTE PUBLIC COMMENTS To make a public comment, the following options are available:

- Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment). Written comments must be received by 5:00 p.m. on the day of the meeting. All submitted comments will be provided to the City Council or the Board for consideration, compiled as part of the record, and may be read into the record.
- During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9. The Secretary to the Board will call speaker names and unmute speaker microphones. You will have up to 3 minutes to provide your comments, with time set by the discretion of the Mayor. Please note, if you chose to make comments orally, your written comments will not be read but will be included in the final record.

In an effort to ensure the virtual process closely follows our normal process, public comment will be accepted in writing during the meeting, but may not be read into the record during the meeting, but will be included as part of the final administrative record. Please do not plan to use the chat or Q&A features to put a comment on record. These resources are for tech support only

VIRTUAL MEETING INFORMATION

- You are strongly encouraged to observe the live stream of City Council and Boards and Commission meetings at <https://bit.ly/SeasideYouTube>
- If you wish to participate in the meeting live you can Join the Zoom Webinar Meeting. Click on this link: <https://us02web.zoom.us/j/84397770411> or copy and paste the link into your browser. If your computer does not have audio, you will also need to join the meeting via phone.
- To participate via phone you can call the number below and enter the webinar ID number and password when prompted: (669) 900-9128 Webinar ID: [84397770411](https://us02web.zoom.us/j/84397770411)

2. 6:00 SPECIAL MEETING CALL TO ORDER

3. ROLL CALL – ESTABLISHMENT OF QUORUM

Ian N. Oglesby	Mayor
David R. Pacheco	Mayor Pro Tem
Jason Campbell	Council Member
Jon Wizard	Council Member
Alissa Kispersky	Council Member

4. PLEDGE OF ALLEGIANCE

5. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to two minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

6. PUBLIC AGENCY COMMUNICATIONS

This is a time specifically set aside for representatives of public agencies to make brief comments of general interest to the City Council and the community.

7. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8:

The Property Commonly Referred to As Main Gate (Property bounded by Lightfighter, Divarty, Second Street and Highway 1)
Negotiator for the City: Craig Malin, City Manager, Under
Negotiation:Purchase and Sale Agreement Terms

8. ADJOURN 6:00 PM MEETING

9. 7:00 REGULAR MEETING CALL TO ORDER

10. ROLL CALL - ESTABLISHMENT OF A QUORUM

11. PLEDGE OF ALLEGIANCE

12. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

13. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

14. PRESENTATIONS

A. NOVEMBER 5, 2020 ELECTION CANDIDATE NOMINATION FILING PERIOD

15. CONSENT AGENDA

A. APPROVE MINUTES FROM JUNE 18, 2020 MEETINGS

RECOMMENDATION: Approve the minutes as presented.

B. APPROVE AND FILE CITY CHECKS

RECOMMENDATION: Approve and file the accounts payable and wired payments made during the period of June 6, 2020 through June 19, 2020 including the payroll and benefits checks, direct deposits and wired payments related to the pay period ending June 8, 2020 and June 18, 2020. Total Accounts Payable and Payroll for the above referenced period is \$1,625,844.02.

C. APPROVE TRAFFIC ADVISORY COMMITTEE RECOMMENDATION FOR 2ND DRIVEWAY

RECOMMENDATION: The purpose of this item is to have the City Council review and approve a 2nd driveway at 2095 Paralta Avenue on Military Avenue conforming to the following conditions:

- a) SMC Section 17.30.100; and
- b) SMC Section 17.30.030E; and
- c) Building Permit #20557

D. ADOPT A RESOLUTION TO ADOPT A SUCCESSOR MEMORANDUM OF UNDERSTANDING WITH THE SEASIDE FIRE FIGHTERS' ASSOCIATION

RECOMMENDATION: Adopt the resolution approving the successor Memorandum of Understanding with the Seaside Fire Fighters' Association that includes no salary increase and a reduction in compensation of 10%.

E. ADOPT A RESOLUTION APPROVING AN EXECUTIVE EMPLOYMENT AGREEMENT WITH THE FIRE CHIEF

RECOMMENDATION: Approve an Executive Employment Agreement with Fire Chief Brian Dempsey to reduce his employment status to part-time.

F. ADOPT REVISED CITY COUNCIL, BOARD, COMMISSION, AND COMMITTEE HANDBOOK

RECOMMENDATION: Adopt the revised City Council, Board, Commissions and Committees handbook incorporating the adopted Code of Conduct and other changes.

G. ADOPT RESOLUTION AUTHORIZING THE ACQUISITION OF 956 HILBY AVENUE FOR A TOTAL COST OF \$460,000 AND CLOSING EXPENSES TO BE USED FOR AFFORDABLE HOUSING

RECOMMENDATION: Adopt resolution authorizing execution of necessary documents to purchase the property using Successor Agency Housing Funds with the intent to use the property for affordable housing.

H. PROCLAMATION DESIGNATING JULY 2020 AS PARKS AND RECREATION MONTH

RECOMMENDATION: That the City Council support the Proclamation.

16. PUBLIC HEARING

A. PUBLIC HEARING FOR APPROVAL OF THE 2020-2025 FIVE YEAR CONSOLIDATED PLAN AND 2020-2021 ANNUAL ACTION PLAN AND ASSOCIATED DOCUMENTS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECOMMENDATION: It is recommended that the public hearing be held and that the 2020-2025 Five Year Consolidated Plan and the 2020-2021 Annual Action Plan, for the Community Development Block Grant program, including the CDBG-CV allocation, covering the designated

periods, marked "Exhibit A" the amendment to the Citizen Participation Plan, marked "Exhibit B" and made a part hereof, is hereby approved for submittal and the City Manager is hereby authorized to sign and submit the Application for Federal Assistance (SF-424) and all certifications, assurances and other documents as may be required by HUD.

B. INTRODUCTION OF AN ORDINANCE TO AMEND THE TEXT OF CHAPTER 17 OF THE SEASIDE MUNICIPAL TO ADD VEHICLE SERVICES MINOR AS A USE PERMIT IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT (FIRST READING-ROLL CALL VOTE) AND USE PERMIT APPLICATION UP-20-03 FOR THE CONSTRUCTION OF A NEW RETAIL TIRE STORE AND AN AMERICAN LEGION SERVICE CLUB.

RECOMMENDATION: Accept the Planning Commission recommendation, introduce and pass to print the draft ordinance adding Vehicles Services Minor as a use permit in the Regional Commercial Zoning District and approve Use Permit UP-20-03 for the construction of a new retail tire store and an American Legion service club.

C. CONSIDER ADOPTION OF A RESOLUTION TO APPROVE THE PROPOSED 2020-21 FEE SCHEDULE

RECOMMENDATION: Adopt a resolution approving the Fiscal Year 2020-2021 Proposed Fee Schedule.

D. INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE SECTION 13.10.020 "WATER RATES AND CHARGES" FOR ADDITION OF CAPACITY FEE TO BE ADDED TO THE ADOPTED FEE SCHEDULE (FIRST READING - ROLL CALL VOTE)

RECOMMENDATION: The purpose of this item is to review the draft Water Capacity Fee Report, and to consider adoption of an Ordinance to amend the Seaside Municipal Code Section 13.10.020 "Water Rates and Charges" to include the addition of a capacity fee into the City of Seaside's annual adopted fee schedule. It is recommended the City Council hold a public hearing on the addition of the water capacity fee.

E. INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE CHAPTER 10.32 ESTABLISHING FOUR HOUR TIME LIMIT AT CITY PARK PARKING LOTS AND ALLOWING OVERNIGHT PARKING ONE NIGHT A WEEK AT THE LAGUNA GRANDE LAKESIDE PARKING LOT. (FIRST READING - ROLL CALL VOTE)

RECOMMENDATION: The purpose of this item is to review the draft amendments, and to consider adoption of an Ordinance to amend the Seaside Municipal Code Section 10.32 "Stopping, Standing and Parking" to include the addition of a 4 hour time limit for parking at city parks, and to allow overnight parking one night a week in the Laguna Grande Lakeside parking lot. It is recommended the City Council hold a public hearing on the amendments to Seaside Municipal Code Section 10.32.

F. INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE SECTION 15.34 DIGGING AND EXCAVATION ON THE FORMER FORT ORD, PROHIBITING THE USE OF METAL DETECTION ON FORT ORD LANDS THAT PREVIOUSLY HAD MUNITIONS AND EXPLOSIVES OF CONCERN (FIRST READ-ROLL CALL VOTE)

RECOMMENDATION: Introduce and pass to print the draft ordinance.

G. INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE SECTION 2.14 BOARDS AND COMMISSIONS (FIRST READING - ROLL CALL VOTE)

RECOMMENDATION: Introduce and pass to print the draft ordinance.

H. ADOPT URGENCY ORDINANCE EXTENDING ORDINANCE #1083 CONTINUING A MORATORIUM ON EVICTIONS DUE TO NON PAYMENT OF RENT FOR RESIDENTIAL AND COMMERCIAL TENANTS WHERE THE FAILURE TO PAY RENT RESULTS FROM INCOME LOSS FROM THE NOVEL CORONA VIRUS (COVID-19) AND ORDINANCE #1088 WITH RESPECT TO FAILURE TO PAY HOMEOWNER'S ASSOCIATION FEES RESULTING FROM COVID-19

RECOMMENDATION: Adopt urgency ordinance extending ordinances 1083 and 1088.

17. BUSINESS ITEMS

A. SUPPORT ASCENT DEVELOPMENT MONTEREY PENINSULA WATER MANAGEMENT DISTRICT PERMIT APPLICATION

RECOMMENDATION: Adding .83523 Acre Feet Per Year (AFY) to the Terrace and Broadway properties in support of the Monterey Peninsula Water Management District Permit Application

B. COUNCIL MEMBER REQUEST TO DISCUSS THE SEASIDE POLICE DEPARTMENT USE OF FORCE POLICIES AND "8 CAN'T WAIT" INITIATIVE

RECOMMENDATION: Review the Police Department's Use of Force Policy

C. MAYOR'S REQUEST TO DISCUSS ESTABLISHMENT OF A COMMUNITY POLICING ADVISORY COMMISSION

RECOMMENDATION: To review the draft ordinance establishing the Community Policing Advisory Commission.

18. COUNCIL MEMBER REQUESTS

19. MAYOR, CITY COUNCIL, CITY MANAGER AND CITY ATTORNEY COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS

This is a time specifically set aside for members of the City Council, the City Manager and City Attorney to make brief comments of general interest to the community, make requests that items be added to future City Council meeting agendas as necessary and report on committee assignments.

20. ADJOURNMENT

Next Regularly Scheduled Meeting:
July 16, 2020
7:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:
<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Governor Newsom's Executive Orders N-29-20 and N-33-20.



DRAFT MINUTES
CITY OF SEASIDE
CITY COUNCIL

REGULAR MEETING
Council Chamber
Thursday, June 18, 2020
5:30 PM

1. 5:30 PM JOINT SPECIAL MEETING CALL TO ORDER

Mayor Oglesby called the meeting to order at 5:30 PM.

2. ROLL CALL – ESTABLISHMENT OF QUORUM

PRESENT: Campbell, Kispersky, Pacheco, Oglesby, Wizard

ABSENT: None

3. PLEDGE OF ALLEGIANCE

4. REVIEW OF AGENDA

No changes requested.

5. PUBLIC COMMENT

None.

6. PUBLIC AGENCY COMMUNICATIONS

None.

7. CONSENT AGENDA

On motion by Council Member Jason Campbell and seconded by Council Member Jon Wizard and passed by the following vote the City Council approved the Consent Agenda with the exception of F,G,J,K,O,P,Q.

RESULT: ***Approved***

AYES: *Ian Oglesby, Dave Pacheco, Jason Campbell, Jon Wizard, Alissa Kispersky*

NOES: *None*

The council discussed all items FGJKOPQ and took one vote for all remaining consent agenda items.

On motion by Council Member Pacheco, Seconded by Council Member Campbell and passed by the following vote, the City Council approved the balance of the Consent Agenda as presented with direction to the Fire Chief to report back on 911 services and the idea requesting a crisis response team, raising the rate of summer youth employment to \$15 per hour for participants and brining back to the Council regulations for the time restrictions for the use of all Fireworks similar to 2019.

RESULT: ***Approved***

AYES: *Ian Oglesby, Dave Pacheco, Jason Campbell, Jon Wizard, Alissa Kispersky*

NOES: *None*

- A. APPROVE MINUTES FROM MAY 28, JUNE 4, JUNE 10, JUNE 11, AND JUNE 16 2020 MEETINGS**
Action: Approved
- B. APPROVE AND FILE CITY CHECKS**
Action: Accepted & Filed
- C. APPROVE AND FILE SUCCESSOR AGENCY CHECKS**
Action: Accepted & Filed
- D. ADOPT A RESOLUTION TO AWARD A CONSTRUCTION CONTRACT TO MONTEREY PENINSULA ENGINEERING FOR AN AMOUNT NOT TO EXCEED \$93,590 FOR THE SONOMA SPORTS COURT PROJECT**
Action: Approved & Adopted Resolution 20-41
- E. ADOPT RESOLUTION AUTHORIZATION FOR THE USE OF PARCELS IN THE LAGUNA GRANDE PARKING LOT OWNED BY THE SEASIDE PARKING AUTHORITY AND THE SUCCESSOR AGENCY OF THE SEASIDE REDEVELOPMENT AGENCY FOR THE RETAIL SALES OF SAFE AND SANE FIREWORKS.**
Action: Approved & Adopted Resolution 20-02 PA
- F. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT REAL PROPERTY FROM THE FORT ORD REUSE AUTHORITY TO THE CITY OF SEASIDE**
Action: Approved & Adopted Resolution 20-42
- G. ADOPT RESOLUTION AUTHORIZING THE CITY MANAGER, UPON FINAL REVIEW BY THE CITY ATTORNEY, TO EXECUTE THE ENVIRONMENTAL SERVICES CONTRACT AMENDMENT (ESCA) AND ACCEPT ASSIGNMENT OF THE MODIFIED CONTRACT TO SEASIDE TO BE FORA'S SUCCESSOR FOR PURPOSES OF COMPLETING THE LONG TERM MONITORING OBLIGATIONS REMAINING TO BE COMPLETED AND TO EXECUTE SUCH OTHER DOCUMENTS NECESSARY TO COMPLETE THE ASSIGNMENT INCLUDING THE ADMINISTRATIVE ORDER ON CONSENT WITH THE ENVIRONMENTAL PROTECTION AGENCY AND ANY OTHER DOCUMENTS NECESSARY TO COMPLETE THE PROCESS INCLUDING ASSIGNMENTS OF CONTRACTS AND INSURANCE POLICIES AND AUTHORIZING CITY ATTORNEY TO RETAIN SPECIALIZED COUNSEL AND CONSULTANTS TO ADDRESS LEGAL ISSUES AS NECESSARY**
Action: Approved & Adopted Resolution 20-43
- H. ADOPT RESOLUTION DECLARING THE VACATION AND ABANDONMENT OF A PUBLIC UTILITY EASEMENT AT 2 GEARY PLAZA**
Action: Approved & Adopted Resolution 20-43
- I. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A NEW**

AGREEMENT AMONG MONTEREY COUNTY PUBLIC AGENCIES FOR THE COUNTY OF MONTEREY TO PROVIDE 9-1-1 EMERGENCY COMMUNICATIONS AND DISPATCH SERVICES.

Action: Approved & Adopted Resolution 20-42

J. ADOPT A RESOLUTION CREATING THE PART-TIME CLASSIFICATION AND HOURLY PAY RATE FOR SUMMER YOUTH INTERN I/II

Action: Approved & Adopted Resolution 20-46

K. ADOPT A RESOLUTION APPROVING THE 2020 FIREWORKS SURCHARGE PERCENTAGE.

Action: Approved & Adopted Resolution 20-47

L. ADOPT A RESOLUTION TO ADOPT A SUCCESSOR MEMORANDUM OF UNDERSTANDING WITH THE SEASIDE POLICE OFFICERS' ASSOCIATION

Action: Approved & Adopted Resolution 20-48

M. ADOPT A RESOLUTION ACCEPTING THE UNITED WAY EMERGENCY FOOD AND SHELTER PROGRAM (EFSP) LOCAL BOARD IN MONTEREY COUNTY FOR PHASE 37 / CARES GRANT FOR A RESIDENTIAL UTILITY AND RESIDENTIAL RENTAL ASSISTANCE PROGRAM, AUTHORIZE THE FINANCE DIRECTOR TO ADJUST THE GENERAL FUND FOR THIS GRANT, AND AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT FOR THIS GRANT.

Action: Approved & Adopted Resolution 20-49

N. APPROVE A RESOLUTION AUTHORIZING THE CITY TO APPLY TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR A GRANT AUTHORIZED UNDERNEATH THE LOCAL GOVERNMENT PLANNING SUPPORT GRANT PROGRAM FUNDS (LEAP).

Action: Approved & Adopted Resolution 20-50

O. AUTHORIZE CITY MANAGER TO EXECUTE AGREEMENT WITH CHARGEPOINT INC. FOR GRANT OF TWO ELECTIVE VEHICLE CHARGERS

Action: Approved & Adopted Resolution 20-51

P. ADOPT A RESOLUTION CONDEMNING THE MURDER OF GEORGE FLOYD AND URGING CRIMINAL CHARGES, CONVICTIONS AND SENTENCING AGAINST ALL FOUR POLICE OFFICERS INVOLVED TO THE FULL EXTENT OF THE LAW

Action: Approved & Adopted Resolution 20-52

Q. NOTICE OF REJECTION OF CLAIM OF RESOURCE ENVIRONMENTAL, INC.

Action: Approved

8. ADJOURN 5:30 PM MEETING

On motion, the meeting was adjourned at 6:30 PM.

9. 7:00 PM REGULAR MEETING CALL TO ORDER

Mayor Oglesby called the 7:00 PM meeting to order.

10. PLEDGE OF ALLEGIANCE

11. PUBLIC COMMENT

Public Comments: Anton Hunter, Alex Miller, Gabriela Chavez, Bethany Ramirez, Mimi, Wes White, LisAnne Sawhney, Miriam Smith, River Navaille, Chealsea Lee

12. PRESENTATIONS

A. 4TH OF JULY FIREWORKS ENFORCEMENT PLAN

Police Chief Pridgen reported on the 4th of July 2020 fireworks suppression plan and noted the different ways that illegal fireworks can be reported and how the public can partner to help with the enforcement. The Council discussed robustly the issue of illegal fireworks and Council Member Wizard requested to agendaize for the first meeting of July a report including data driven enforcement efforts to know if the City's expenditures for enforcement have yielded a reasonable return.

B. RECOGNITION OF RICK MEDINA FOR HIS 29 YEARS OF SERVICE

The City Council recognized Senior Planner Rick Medina for his level of outstanding service and loyalty to the community of Seaside.

13. PUBLIC HEARING

A. INTRODUCTION OF AN ORDINANCE TO AMEND THE TEXT OF CHAPTER 17 OF THE SEASIDE MUNICIPAL TO ADD VEHICLE SERVICES MINOR AS A USE PERMIT IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT (FIRST READING-ROLL CALL VOTE) AND USE PERMIT APPLICATION UP-20-03 FOR THE CONSTRUCTION OF A NEW RETAIL TIRE STORE AND AN AMERICAN LEGION SERVICE CLUB.

Action: Continued to July 2, 2020 at 7:00 PM.

B. SECOND REVIEW AND CONSIDERATION OF ADOPTION OF THE 2020-2021 GENERAL AND OTHER FUNDS OPERATING BUDGET, CAPITAL OUTLAY BUDGET, CAPITAL IMPROVEMENT BUDGET, POSITION CONTROL LIST AND SALARY SCHEDULE, THE APPROPRIATIONS LIMIT, THE CAPITAL IMPROVEMENT PLAN, AND SET THE RESERVE AMOUNTS AND AUTHORIZE STAFF TO TAKE ACTIONS AS NECESSARY FOR BUDGET IMPLEMENTATION

City Manager Malin introduced the item, noting it was a continuation of the June 11, 2020 study session. He reminded the Council and the public of the progress the City had been making in terms of community investment, decreasing crime fund balance and reserves

higher than recent history, infrastructure and facilities improvements, and operations being more open, adaptive, inclusive and sustainable. Mr. Malin then outlined the impacts of COVID 19 and to the staff responsiveness to adapt and continue delivery of vital services. He explained how the Shelter In Place had led to revenue collapse with our top two revenues declining to zero, car sales and transient occupancy tax. He further explained the city's purpose to continue to field essential public services, public safety and utilities with less revenue which resulted in balances between layoffs, employee concessions, reductions in service. Even with \$5.2 million in personnel cost reductions there remains an estimated shortfall of \$3,021,088. Mr. Malin reiterated items of interest to the public as well as noted changes that were included at Council direction at the last meeting including the following: reinstatement of the Senior Planner position, adding Seaside Chamber membership, funding for the Casa De Noche Buena Shelter, expanding the summer youth program and adding \$180,000 for Community support services to be presented to the Council at a later date. Mr. Malin answered questions of the Council.

The Council discussed the changes and questioned other potential reduction opportunities.

Public Comments: Anton Hunter, LisAnne Sawhney, River Navaille, Reiko Saki, Carissa Bethany Ramirez, Chelsea Lee, David Sanchez, Kera Pani, Gabriela Chavez Franco Pacheco, Aisling Maher, Alexis Garcia-Arrazola, Mariana Del Valle Roselyn Green, Nathaniel Sawyer, David Sanchez, Kaitlin Davis, Annabel Feeney Page, Mit Sawhney, Olive Gibbons, Lisa Griffin Burns, Anthony Dunham

The Council discussed several concerns and opportunities to either reduce the total amount taken from reserves or reallocate funds from one priority to another. Programming suggestions included increasing staffing in the Planning department, reducing funds for Seaside East Charrette, support of the Casa de Noche Buena project, allocation of funding to MPUSD versus spending it in house on recreation programs, a 911 dispatch program created crisis response team,

On the topic of providing funding for community based services, there was a robust discussion about the need for a planned distribution and execution for allocated funds and a hesitancy for approval without a plan of implementation. They also discussed moving the budget forward with or without a fully developed plan.

Council Member Wizard moved to reduce the police budget to 40% and capture that amount to be parked in a restricted account, to be spent, with advisory by blue ribbon commission, to add one senior and one associate planner to the budget and make necessary adjustments as presented by City Manager including funding for Casa de Noche Buena, increased summer youth employment, and no habitat money to be spent on a charrette.

Council Member Kispersky seconded the motion and requested a friendly amendment to require the money flagged for community support be monitored so that it be shown or proven to reduce police workload. Wizard Accepted the amendment.

Council Member Campbell issued a substitute motion to adopt the budget as presented by staff with proposed changes; to take the \$180,000 for social services, add \$320k from the reserves to create a fund of \$500k to be used for development of a social service plan, sequestered in a separate fund; eliminate

from position control list senior planner and hire an associate planner, and approving the police funding as presented.

Council Member Pacheco made a substitute motion to adopt the budget as presented by staff with the proposed changes, to take the \$180,000 for social services, add \$320k from the reserves to create a fund of \$500k to be used for development of a social service plan, sequestered in a separate fund and add a 90 day time period for staff to develop and present a plan; to add an associate planner position for a total of one senior and one associate planner and reallocate \$60k proposed for MPUSD to City recreation youth programming. Motion was seconded by Mayor Oglesby.

On motion by Mayor Pro Tem Pacheco and seconded by Mayor Oglesby and passed by the following vote the City Council approved Resolution 20-53 adopting the 2020-2021 general and other funds operating budget, capital outlay budget, capital improvement budget, position control list and salary schedule, the appropriations limit, the capital improvement plan, and set the reserve amounts and authorize staff to take actions as necessary for budget implementation, with the following modifications; approving allocating \$900 for the Seaside Chamber Membership, \$33,390 for Casa de Noche Buena support, adding one senior planner and one associate planner position, adding \$46,000 to the Summer Youth Experience program, taking \$500,000 from reserves to be used for development of a social service plan, sequestered in a separate fund and add a 90 day time period for staff to develop and present a plan; and to reallocate \$60k proposed for MPUSD to City recreation youth programming, and approving the police department budget as presented.

RESULT:

Approved

AYES:

Ian Oglesby, Dave Pacheco, Jason Campbell

NOES:

Alissa Kispersky, Jon Wizard

On motion By Council Member Wizard and seconded by Council Member Kispersky and passed unanimously the City Council agreed that due to the late hour, all remaining agenda items be continued to July 2, 2020 at 7:00 pm, with the exception of item 14D which is continued to June 19, 2020 at 12:15 pm.

C. CONSIDER ADOPTION OF A RESOLUTION TO APPROVE THE PROPOSED 2020-21 FEE SCHEDULE

Action: Continued to July 2, 2020 at 7:00 PM.

D. INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE CHAPTER 10.32 ESTABLISHING FOUR HOUR TIME LIMIT AT CITY PARK PARKING LOTS AND ALLOWING OVERNIGHT PARKING ONE NIGHT A WEEK AT THE LAGUNA GRANDE LAKESIDE PARKING LOT. (FIRST READING - ROLL CALL VOTE)

Action: Continued to July 2, 2020 at 7:00 PM.

E. INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE SECTION 13.10.020 "WATER RATES AND CHARGES" FOR ADDITION OF CAPACITY FEE TO BE ADDED TO THE ADOPTED FEE SCHEDULE (FIRST READING - ROLL CALL VOTE)

Action: Continued to July 2, 2020 at 7:00 PM.

F. INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE SECTION 15.34 DIGGING AND EXCAVATION ON THE FORMER FORT ORD, PROHIBITING THE USE OF METAL DETECTION ON FORT ORD LANDS THAT PREVIOUSLY HAD MUNITIONS AND EXPLOSIVES OF CONCERN (FIRST READ-ROLL CALL VOTE)

Action: Continued to July 2, 2020 at 7:00 PM.

G. INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE SECTION 2.14 BOARDS AND COMMISSIONS (FIRST READING - ROLL CALL VOTE)

Action: Continued to July 2, 2020 at 7:00 PM.

14. BUSINESS ITEMS

A. SUPPORT ASCENT DEVELOPMENT MONTEREY PENINSULA WATER MANAGEMENT DISTRICT PERMIT APPLICATION

Action: Continued to July 2, 2020 at 7:00 PM.

B. COUNCIL MEMBER REQUEST TO DISCUSS THE SEASIDE POLICE DEPARTMENT USE OF FORCE POLICIES AND "8 CAN'T WAIT" INITIATIVE

Action: Continued to July 2, 2020 at 7:00 PM.

C. COUNCIL MEMBER REQUEST TO DISCUSS ESTABLISHMENT OF A COMMUNITY POLICING ADVISORY COMMISSION

Action: Continued to July 2, 2020 at 7:00 PM.

D. CONSIDER ADOPTION OF A RESOLUTION APPROVING GARBAGE COLLECTION RATE INCREASE OF 8.09%

Action: Continued to June 19, 2020 at 12:15 pm.

15. COUNCIL MEMBER REQUESTS

None.

16. MAYOR, CITY COUNCIL, CITY MANAGER AND CITY ATTORNEY COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS

None.

17. ADJOURNMENT

The meeting was closed in honor of Anton Aaron Reed.

Respectfully submitted,

Lesley Milton, City Clerk

Ian N. Oglesby, Mayor



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 15.B.

TO: City Council

FROM: Craig Malin, City Manager

BY: Jessica Riley, Accounting Assistant
Kimberly Drabner, Finance Director

DATE: July 2, 2020

SUBJECT: APPROVE AND FILE CITY CHECKS

PURPOSE & RECOMMENDATION

Approve and file the accounts payable and wired payments made during the period of June 6, 2020 through June 19, 2020 including the payroll and benefits checks, direct deposits and wired payments related to the pay period ending June 8, 2020 and June 18, 2020. Total Accounts Payable and Payroll for the above referenced period is \$1,625,844.02.

BACKGROUND

In accordance with Government Code Section 37208, at each City Council meeting the Council is provided a listing of the payroll and general checks issued since the last report so that it can inspect and confirm these checks. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoice has been reviewed by the Finance Department prior to payment to ensure that it conforms to the approved budget.

Therefore, in accordance with Government Code Section 37208, the above referenced, and linked list of checks conforms to the approved budget and has been paid. These checks are submitted to the City Council for inspection and confirmation.

A description of the checks and wires exceeding \$10,000 are as follows:

- \$736,253.69 for Payroll and benefits
- \$22,584.41 to California-American Water for Water consumption for multiple City of Seaside service addresses. Billing period of 5/22/2020 - 5/26/2020. Service addresses include city buildings, parks, fire hydrants, irrigation stations, and city affordable housing.
- \$38,386.62 to PG&E for Collective accts for street lights, highway lighting, park lights and city office buildings. Service period: 3/10/2020 - 4/24/2020.
- \$10,000.00 to Rider Concrete for Concrete construction services at 1760 Juarez St. Services include: demolition, concrete, asphalt and other earth moving services.
- \$305,900.00 to Monterey Peninsula Engineering for Canyon Del Rey sewer line replacement services thru 4/30/2020.
- \$54,519.77 to Veterans Transition Center for CDBG payment for the 4th quarter of FYE2020 for operating expenses for structure renovations.
- \$12,750.00 to CORDICO INC. (a Delaware Corporation) for the development of a customized mobile wellness application branded for the Seaside Police Department.
- \$27,504.45 to Googie Grill for Preparing and delivering meals, 3x/day, 4x/week for the Great Plates Initiative for the weeks of 5/25/2020 - 5/31/2020 & 6/1/2020 - 6/7/2020.

The remaining checks, totaling \$417,945.08 include payments to vendors for operating expenditures.

The Checks report is available on the City's website here:
<http://www.ci.seaside.ca.us/194/Check-Draft-Register>

FISCAL IMPACT

There are no additional fiscal impacts.

ATTACHMENTS

None



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 15.C.

TO: City Council

FROM: Craig Malin, City Manager

BY: Scott Ottmar, Senior Engineer
Leslie Llantero, Assistant Engineer

DATE: July 2, 2020

**SUBJECT: APPROVE TRAFFIC ADVISORY COMMITTEE
RECOMMENDATION FOR 2ND DRIVEWAY**

PURPOSE & RECOMMENDATION

The purpose of this item is to have the City Council review and approve a 2nd driveway at 2095 Paralta Avenue on Military Avenue conforming to the following conditions:

- a) SMC Section 17.30.100; and
- b) SMC Section 17.30.030E; and
- c) Building Permit #20557

BACKGROUND

On June 4, 2020, the City Council considered a recommendation from the Traffic Advisory Committee to approve a second driveway approach at 2095 Paralta Avenue. After reading public comment and asking questions of staff, Council directed staff to evaluate widening the existing driveway in lieu of construction of the second driveway.

The owner of the property located at 2095 Paralta Avenue has obtained a building permit to construct a one bedroom accessory dwelling unit and is requesting a 2nd driveway to be located off of Military Avenue.

2095 Paralta Avenue is located on the southwest corner of Military Avenue and Paralta Avenue. Military Avenue tees into Paralta Avenue. Military Avenue is classified as a

collector Street, with a posted speed limit of 30 miles per hour (mph) and one lane of traffic in each direction. Military is 40 ft. wide, measured from face of curb to face of curb with parallel parking and sidewalks measuring approximately 4 feet wide on both sides of the street. Paralta Avenue is classified as a residential street with a speed limit of 25 mph.

The lot at 2095 Paralta Avenue is approximately 6,000 square feet with a 1,319 square foot single family dwelling with an attached two car garage. The property has approximately 177 ft of street frontage measured from the west property line on Military to the south property line on Paralta. The existing driveway fronts Paralta Avenue, is 18 foot in width, 33 feet deep and adequate to provide space for two vehicles to park.

Although Military is classified as a collector street, this section of Military Avenue at Paralta only serves residents within this area, with low traffic volume. Paralta Avenue is a loop that connects to Military Avenue at two locations; at the east end of Military and approximately 990 feet west. Paralta Avenue north of Military Avenue terminates at the emergency gate (used only by the Police and Fire) towards Coe Avenue. Seaside Middle School is situated just north of the gate. The traffic generated in this area is either residents or drop off & pick up for Seaside Middle School students.

The distance of the existing driveway, measured from the center of the driveway to the centerline of the nearest cross street travel lane, is approximately 91 feet, 9 feet shorter than the preferred 100 feet outlined within the municipal code (SMC 17.34.120.B), but minimally acceptable considering the street topography and relatively low street volumes and speeds of this residential neighborhood. Widening the existing driveway to 27 feet, 7 feet greater than the currently adopted standard, would provide enough space to park one additional vehicle. However, the widened driveway would extend into the radius of the intersection corner, reducing the sight and stopping distance available to vehicles proceeding east up Military Avenue and turning right on to Paralta Avenue. Experience has shown that widening a driveway on the parcel only without widening the driveway apron results in vehicles repeatedly driving over the sidewalk to park in the widened portion of the driveway, damaging the sidewalk.

By contrast, the location of the requested additional driveway provides greater sight and stopping distance for approaching vehicle from either direction. The approximate distance from the intersection of the centerline of nearest travel lane to the center of the proposed driveway is 124 feet, exceeding the recommended minimum of 100 feet specified in the municipal code and is therefore a safer alternative to widening the existing driveway. The requested driveway would remove up to two vehicles that might otherwise park on the street while only removing on-street parking space. Reducing the number of vehicles parked on the street improves the ability of pedestrians to see and be seen.

Code Analysis & Statement of Findings

Per the City's adopted standard, the maximum allowable residential driveway width is 20 feet measured from the bottom of the depressions. Widening the existing driveway to the current adopted standard of 20' would not permit enough space to park a third vehicle.

The City of Seaside's Municipal code Section 17.34.120 Driveways and Site Access, and 17.30.100 Setback Requirements and Exceptions outline the relevant requirements for driveways of Single Family Dwellings as follows (only those portions applicable to the request are discussed):

SMC 17.30.100

D. Limitations on the use of setbacks.

2. Parking. Required covered and uncovered residential parking spaces shall not be located within required front or street side setback areas. Temporary (overnight) parking is allowable within required front and street side setback areas only on paved, concrete, or hard permeable surface driveways.

a. Required residential parking spaces may be located within a required side or rear setback area, provided they are separated from the side or rear property line by a minimum three-foot-wide landscaped buffer other than the side used for vehicle access and are not located within any traffic safety visibility area in accordance with Subsection 17.30.030.E (Height limit within traffic safety visibility areas)

Finding: A review of the proposed site plan shows adequate space to construct the proposed driveway with a 3 foot landscape buffer and which shall be a condition of approval.

SMC 17.34.120

A. Number of driveways. The number and placement of driveways shall be limited as follows; provided, that second driveways or additional curb cuts may be approved by the Traffic Advisory Committee:

1. Single dwellings and duplexes. A single dwelling or duplex shall be allowed one driveway, except that:

b. A parcel within the RS-8 or RS-12 zones with a frontage of 200 feet or more may have two separate driveways; provided, that they are separated by a minimum of 100 feet, or lesser distance as approved by the City Engineer based on considerations of site topography and traffic safety.

Finding: The applicant property is a single family dwelling in an RS-8 Zone with frontage of 177 feet. Based upon site topography and distance from intersection of Paralta Ave and Military Avenue, the requested second driveway does not pose a traffic safety hazard.

B. Distance from street corners. Each driveway shall be separated from the nearest street intersection as follows, except where the City Engineer allows a lesser separation.

2. For parcels with frontages less than 150 feet, the minimum distance from the centerline of the driveway to the centerline of the nearest travel lane of the intersecting street shall be 100 feet.

Finding: The applicant's parcel has less than 150 feet of frontage along either Paralta Avenue or Military Avenue. The distance of the requested driveway is approximately 124 feet from the intersection, satisfying minimum distance requirement.

C. Driveway Spacing. Driveways shall be separated along a street frontage as follows:

1. Single-family and duplex residential developments. Driveway on abutting properties shall be separated by at least six feet, unless the City Engineer approves a shared, single driveway. The six-foot separation shall not include the transition or wing sections on each side of the driveway.

Finding: The requested driveway will be located approximately 40 feet from the nearest abutting driveway.

D. Driveway dimensions.

1. Single dwelling. Each single dwelling shall provide a driveway leading to an off-street parking space with a minimum width of 12 feet for a once car garage/carport and 16-feet for a two-car garage/carport and a minimum length of 20 feet, as measures from the property line of the public street from the property line from which the driveway initiates.

Finding: The applicant's property provides the minimum requirement of one driveway with a width of 18 feet, 33 feet long leading to a two car garage.

E. Clearance from obstructions.

1. The nearest edge of a driveway curb cut shall be at least three feet from the nearest property line, the centerline of a fire hydrant, light standard, traffic signal, utility pole, or other similar facility.

Finding: There are no utility poles, fire hydrants, light standards, traffic signals, or other similar facilities located within three feet of the requested driveway. A review of plans demonstrates the proposed driveway can be located three feet from the abutting property line and such location shall be a condition of approval.

2. Street trees shall be a minimum of 10 feet from the driveway access, measured at the trunk.

Finding: There are no street trees in proximity to the requested driveway.

F. Traffic safety visibility areas. See subsection 17.30.030.E. Development proposed adjacent to any public or private street or alley intersection, or the intersection of a driveway with a street shall be designed to provide a traffic safety visibility area for pedestrian and traffic safety.

1. Height Limit. No structure, sign or landscape element shall exceed the maximum height of the traffic safety visibility area as established by table 3-1 under section 17.30.020.

Note: Table 3-1 of 17.30.020 limits fence, walls and hedges for residential properties to a height of 4 feet within traffic safety visibility area.

2. Measurement of visibility area. A traffic safety visibility area is a triangle measures as follows, and may include private property and/or public right of way

b. Driveways. The driveway visibility area shall be defined by measuring 15 feet along the driveway from the intersection of the driveway with the street right of way line, and 15 feet along the street line, away from the driveway, and connecting the lines across the intervening property.

Finding: Table 3-1 of SMC 17.30.020 limits the height of fences, walls and hedges of interior parcels to four feet within the 15 foot deep front yard setback. Therefore, the proposed driveway visibility area is satisfied and will be a condition of approval.

G. Surfacing

2. Within other zones (e.g., RS-8 or RS-12) driveways may be constructed with the use of other all-weather surfacing as determined to be appropriate by the City Engineer, where it is first determined that a surface other than asphalt or concrete is consistent with the driveways of similar properties in the vicinity and that the alternate surface will not impair accessibility for emergency vehicles

Finding: The driveway shall be constructed of concrete consistent with adjacent properties and will be a condition of approval.

3. Minimum paved length. Except where any portion of a driveway is allowed to be unpaved by this Zoning Ordinance, the City Engineer, or a review authority, each driveway shall be paved with a hard, durable surface for a minimum length of 20 feet from the public right of way.

Finding: The proposed driveway is 20 feet in length and will be constructed of concrete.

5. Maximum amount of single-family hardscape paving allowed for parking area

c. Paved driveways shall be limited to no more than 50 percent of the front or street side setback area in order to limit the amount of hardscape paving in these areas.

Finding: The side setback is along Military Avenue and as is 10 feet deep. The setback area is approximated by a rectangle 39.5' long by 10' deep plus a right triangle with sides of 21' and 10'. The area therefore is 39.5×10 plus $\frac{1}{2}(21 \times 10)$ equal to 395 plus 105 or 500 square feet. 50% of the setback area equals 250 square feet. The maximum width of a residential driveway is 20 feet wide, therefore the maximum area of the side set back that could be covered would be 20×10 equal to 200 square feet. The side yard setback is satisfied.

Public comments received are included with this report.

CONCLUSIONS

1. Widening the existing driveway reduces traffic sight stopping distance and is unsafe.
2. The flat topography surrounding the applicant property and neighborhood is conducive for the second driveway.
3. The location of the proposed driveway from the intersection provides adequate visibility and stopping distance and does not pose a traffic hazard.
4. The proposed driveway removes up to two vehicles from parking on the street with only the loss of one on-street parking space.
5. Removing on-street parked vehicles improves the ability of pedestrians to see and be seen.
6. The proposed driveway meets side yard setback requirements and can be constructed to meet driveway visibility requirements.

RECOMMENDATION

It is recommended to approve the request for a 2nd driveway off Military Avenue with the following conditions:

1. Driveway design shall be in conformance with SMC section 17.30.100 (3 ft wide landscape buffer); and
2. SMC section 17.30.030 E to provide safe egress and ingress; and
3. Per Building Permit #20557; Applicant is to obtain a separate encroachment permit for construction of proposed driveway approach and new sidewalk curb and gutter. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department. (12/30/2019, BDT)

FISCAL IMPACT

There is no fiscal impact associated with this item. The applicant is required to apply for an encroachment permit for the installation of the driveway.

ATTACHMENTS

1. Proposed Site Plan
 2. Existing widened driveway
 3. Aerial & Street View
 4. Aerial with travel lane dimensions
 5. Driveway Standard
 6. Public Comments
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

GENERAL NOTES

GOVERNING CODES:

ALL WORK SHALL CONFORM TO THE FOLLOWING: 2016 CA. BUILDING CODE, 2016 CA. RESIDENTIAL CODE, 2016 CA. PLUMBING CODE, 2016 CA. MECHANICAL CODE, 2016 CA. ELECTRICAL CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CA. GREEN BUILDINGS STANDARDS CODE, AS AMENDED BY THE CITY OF SEASIDE

WOOD:

- a.) ALL FRAMING AND BRAACING SHALL CONFORM TO THE 2016 C.B.C.
- b.) ALL WOOD MEMBERS RESTING ON CONCRETE OR WITHIN 8" OF SOIL SHALL BE PRESSURE TREATED DOUGLAS FIR. ALL WOOD MEMBERS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED
- c.) ALL FRAMING; STUDS, PLATES, POSTS, JOISTS AND RAFTERS SHALL BE DOUGLAS FIR & LARCH #2 & BTR.
- d.) ALL BEAMS AND HEADERS (except engineered beams) 4x AND LARGER SHALL BE #1 DOUGLAS FIR.
- e.) ALL TIMBER FRAMMING SHALL HAVE A MOISTURE CONTENT OF 19% OR LESS AT TIME OF CONNECTION INSTALLATION.
- f.) ROOF SHEATHING: PLYWOOD, APA RATED SHEATHING 32/16, 15/32" (1/2" NOMINAL), EXPOSURE 1, NER 108. NAIL w/8d's @ 6" o.c. EDGES, 12" o.c. FIELD. (U.N.O.)
- g.) WALL SHEATHING NOT DENOTED IN SHEARWALL SCHEDULE SHALL BE OSB 15/32" (1/2" NOMINAL) PLYWOOD NAILED w/8d's @ 6" o.c. EDGES, 12" o.c. FIELD (U.N.O.)
- h.) ALL JOIST HANGERS, STRAPS, TIES, HOLD DOWNS AND FASTENERS SHALL BE AS PER SIMPSON STRONG-TIE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- i.) PROVIDE 1/2" GAP BETWEEN BOTTOM OF WALL SHEATHING AND TOP OF CONCRETE AT MUD SILLS.

WINDOWS:

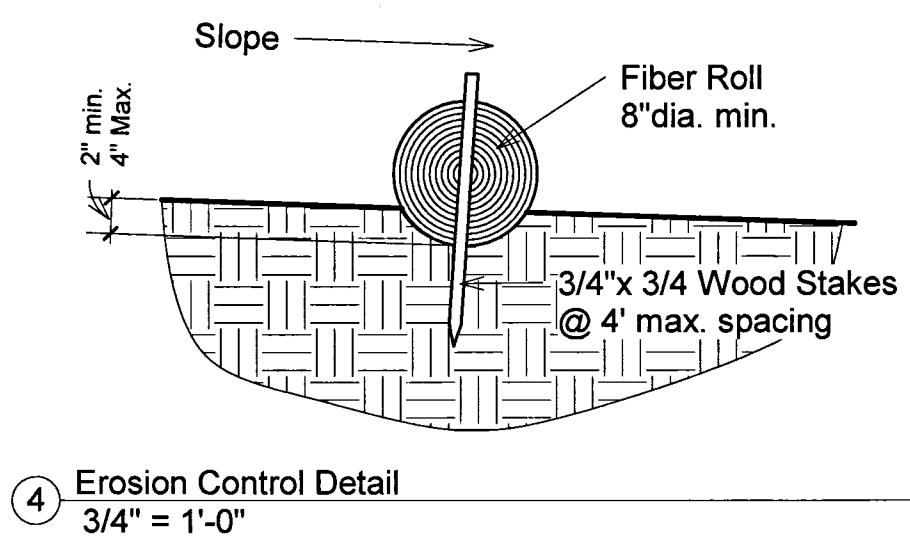
- a.) ALL WINDOWS SHALL BE DOUBLE GLAZED LOW"E" THERMOPANE AS BY JELD WEN OR EQUAL, PROVIDE FOAM SEALANT AROUND PERIMETER OF WINDOW AND FRAMED OPENING, INTALL PER MANUFACTURER'S SPECIFICATIONS.
- b.) PROVIDE TEMPERED GLAZING IN ALL DOORS AND IN OPENINGS WITHIN 24" OF A DOOR AND/OR WITHIN 18" OF A FLOOR.

DOORS:

- a.) ALL EXTERIOR DOORS SHALL BE OF THE SIZE AND TYPE CALLED FOR IN PLANS, AND SHALL BE COMPLETE w/ THRESHOLD, SWEEP AND WEATHERSTRIPPING. PROVIDE FOAM SEALANT BETWEEN DOOR JAM AND FRAMED OPENING. ALL GLAZING IN DOORS AND ALL GLAZING WITHIN 24" OF A DOOR AND/OR WITHIN 18" OF A FLOOR SHALL BE TEMPERED.
- b.) PROVIDE KEYPED LOCKSET AT ALL EXTERIOR SLIDING GLASS DOORS AND A KEYPED LOCKSET AND DEADBOLT AT ALL EXTERIOR SWINGING DOORS.

ROOFING:

MIN. CLASS - "B", (existing) FIBERGLASS REINFORCED ASPHALT SHINGLES.

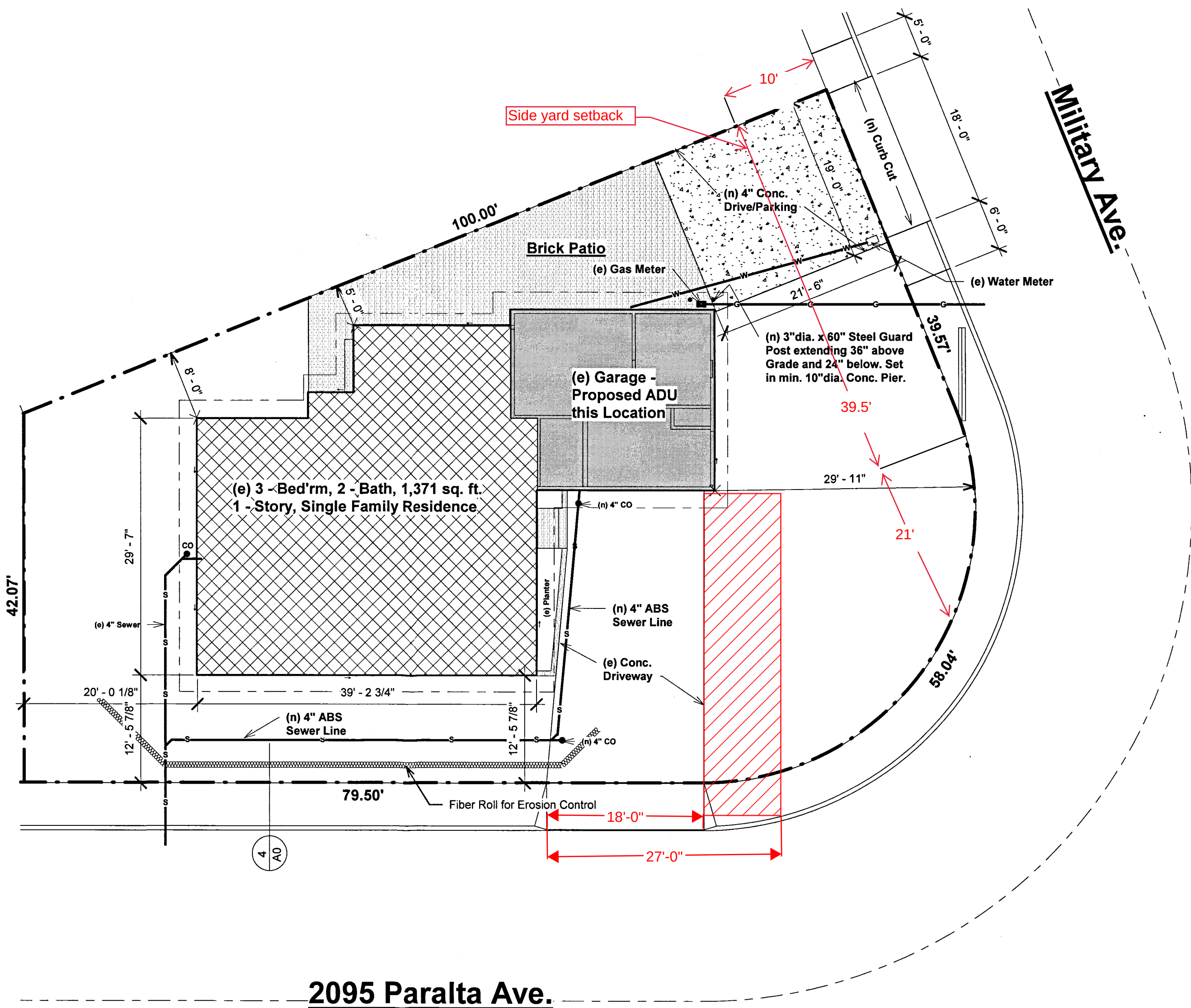


Erosion Control Notes

- 1.) Between October 15 & April 15 exposed soil shall be protected from erosion at all times. During construction such protection may consist of mulching and/or planting of native vegetation of adequate density. Before completion of project, any exposed soil on disturbed slopes shall be permanently protected from erosion.
- 2.) Disturbed surfaces not involved in the immediate operations must be protected by mulching and/or other means of soil protection.
- 3.) Runoff from site shall be detained or filtered by; berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from site.
- 4.) Unnecessary grading & disturbing of soil shall be avoided.
- 5.) Drainage control measures shall be maintained and inplace at the end of each day and continuously throught the life of the project during winter operations.
- 12.) Upon compleation of construction, all remaining exposed areas shall be permanently revegetated and/ mulched.
- 13.) During construction no turbid site water shall be permitted to enter storm drain systems. Use of silt & grease traps or filter berms or hay bales may be used to prevent such discharge.

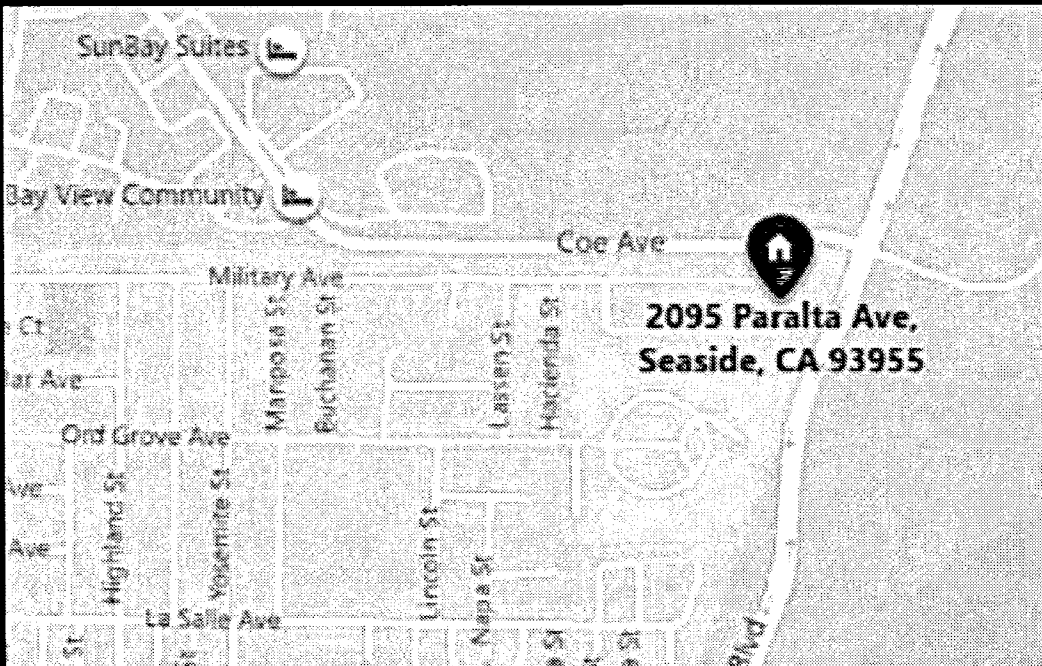
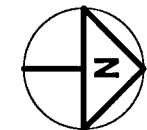
Street Address:

Approved address numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch.

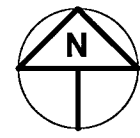


2095 Paralta Ave.

1 Site Plan
1" = 10'-0"



Vicinity Map
no scale



GOVERNING CODES:

ALL WORK SHALL CONFORM TO THE FOLLOWING:

2016 CA. BUILDING CODE
2016 CA. RESIDENTIAL CODE
2016 CA. FIRE CODE
CA. PLUMBING CODE
2016 CA. MECHANICAL CODE
2016 CA. ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CA. GREEN BUILDINGS STANDARDS CODE

AS AMENDED BY THE CITY OF SEASIDE

Project Data:

APN 011-492-028-000
Situs Address 2095 Paralta Avenue
Zoning R-1
Site 6,000 sq.ft.
Fire Hazard Area N/A

Existing:
1 - Story - 1,371 sq. ft. Single Family Residence with 463 sq. ft. Garage (to be converted to ADU)

Proposed:
1 - Story - 1,371 sq. ft. Single Family Residence with New - 463 sq. ft. Accessory Dwelling Unit

Lot Coverage:
Existing:
House 1,371 sq. ft.
Garage 463 sq. ft.
Driveway 598 sq. ft.
Porches 56 sq. ft.
Total = 2,488 sq. ft. = 41% of Lot

Proposed:
House 1,371 sq. ft.
ADU 463 sq. ft.
Porches 56 sq. ft.
Driveways 1,007 sq. ft.
Total = 2,897 sq. ft. = 48% of Lot

Occupancy R3/U
Construction Type VB
Sprinklers no

Scope of Work:
Convert existing Garage into new:
1 - Bedroom, 1 Bath, 463 sq.ft. Accessory Dwelling Unit.
Relocate existing; Washer, Dryer & Water Heater from Garage to Main Residence Family Room Area.
Reframe Patio Roof at Rear of Residence off Family Room.

Sheet Index:

A-0 - Site & General Notes
A-1 - Existing: Floor Plan & Elev's
A-2 - Proposed: Floor & Roof Plans
A-3 - Proposed: Elevations
A-4 - Sections & Details
E-1 - Electrical Plan
EN-1 - Energy Compliance
EN-2 - Energy Compliance
GB-1 - CalGreen Mandatory Measures

revisions:	by:
△	
△	
△	
△	

prepared by:
M.L. Couper Design
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mlcouperdesign@gmail.com

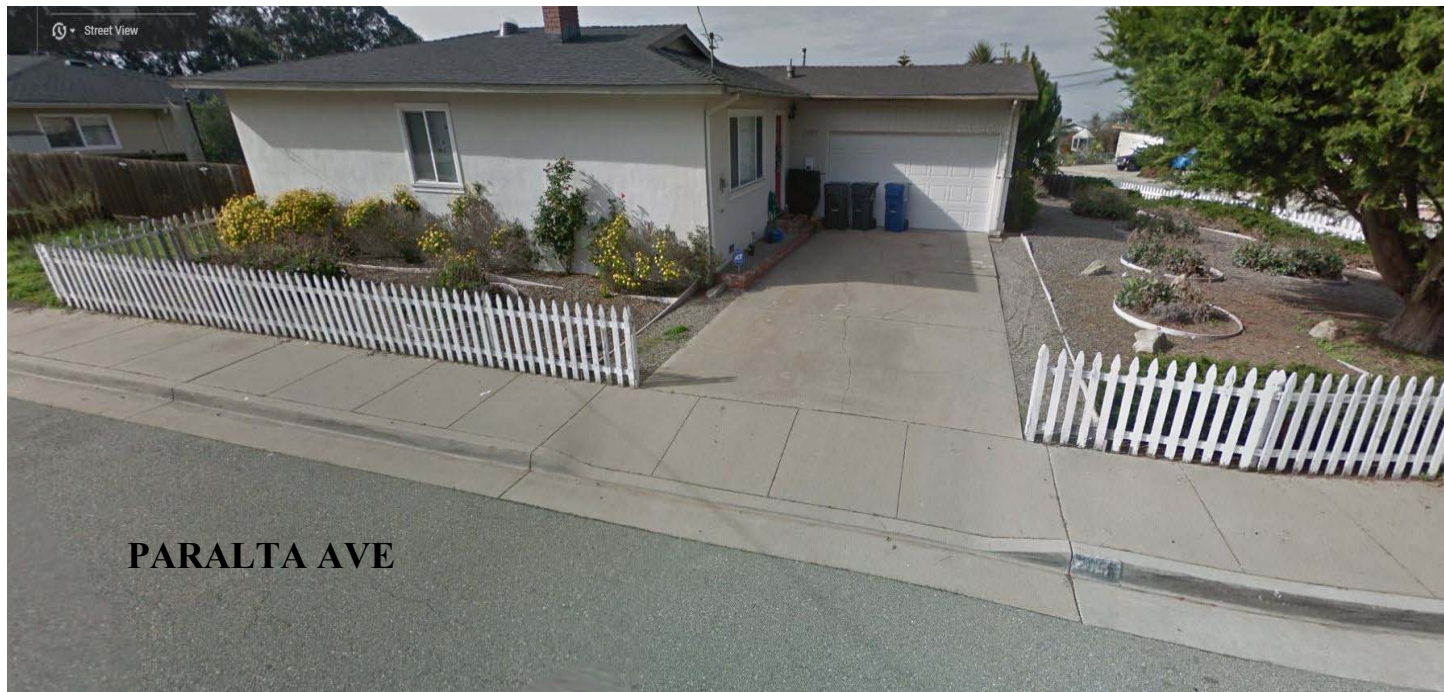


Proposed ADU For:
Ben & Maria Aquino
2095 Paralta Ave
Seaside, CA
APN #011-492-028-000

DRAWN BY:	MLC
CHECKED	
DATE:	Dec. 17, 2019
SCALE:	as noted
JOB NO.	1912-2
SHEET:	

A-0





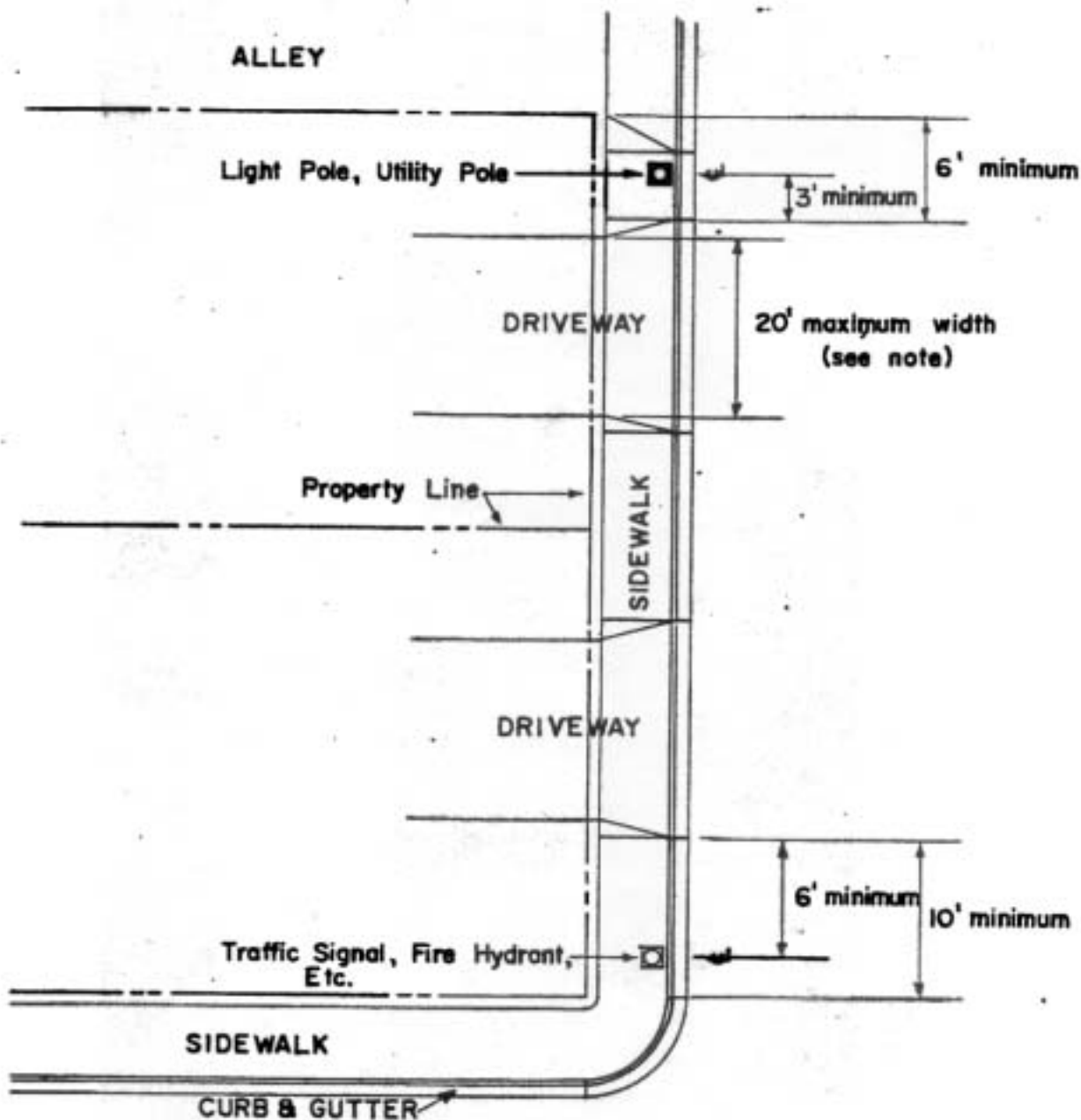


Travel lane centerline

Proposed Driveway
Centerline

Travel lane centerline

Driveway Centerline



NOTES:

1. A Residential Driveway is one that serves a dwelling or dwellings used by two (2) families or less.
2. Driveway width is measured between points at bottom of depressed curb.
3. Distance between driveways is measured between points at top of curb.
4. Where curb is not existing, the curb line and grade shall be staked by the City Engineer.
5. Existing Drive Entrance Depressions Not Being Used As Access To Property Shall Be Removed And Replaced With Curb, Gutter And Sidewalk Per City Standards.
6. Minimum distance between driveways on a common parcel shall be 20'.

REVISED NOV. 2/72, RES. No. 72-74

MARCH 10, 1971

CITY OF SEASIDE ENGINEERING STANDARDS

RESIDENTIAL DRIVEWAY
WIDTHS AND LOCATIONS

DRAWN BY

CITY ENGINEER

RE 11440

ST-04

Packet Page 30

From: Benbenedic Aquino <aquinobenbenedic@gmail.com>
To: <pwinfo@ci.seaside.ca.us>
Date: 5/19/2020 9:44 AM
Subject: curb cut ADU access

Greetings of peace! We appreciate your help in reviewing our application. The main purpose is to allow our in laws/ tenants be able to park safely to access the dwelling unit. We feel that with a favorable response from the committee, community and our dear neighbors it will be beneficial to all. We will abide all city compliance requirements as necessary. Thank you for all your commitment and dedication to our place City of Seaside. Thank you again from Ben and Marie Aquino and family.

Sent from my iPhone

info - Traffic advisory committee

From: WENDY PEREA-COWAN <pereacowan@aol.com>
To: <pwinfo@ci.seaside.ca.us>
Date: 5/19/2020 10:43 AM
Subject: Traffic advisory committee

Traffic advisory committee

Meeting : Tuesday, May 19, 2020, at 5 PM.; considering a second driveway at 2095 Peralta Ave., Seaside, CA.

We are the Perea – Cowan's and have resided at and own 2070 Military Ave., Seaside, California (which is right next door) and are in our 20th year.

The entire neighborhood are SINGLE FAMILY homes garage to garage or garage to house, constructed for privacy, and no house has two driveways. Our front door is about 25 to 30 feet from this proposed driveway, which has just been a yard all these years... rumor has it that he's turning the garage into a two bedroom apartment, with the front door of the new construction facing our property, not the street. They are wanting to create another driveway right on the other side of our fence. They already have a dirt driveway with cars parked in it next to xxxx Peralta Ave. In addition to their cement driveway, so they'll have 3 driveways? What is this, a used car lot?

Right on the other side of our living room wall (10 feet) is this structure being worked on....noisy as heck, drills, Jack hammers, pounding...& now all the people and traffic pulling into the proposed driveway and the resultant noise will affect both our mental health and the property value here.

Imagine yourself in this predicament: having 20 years of privacy being taken from you, it's noisy as heck w/ additional people and vehicles feet from your property with property values involved. It would truly interrupt our living situation. This has been a quiet neighborhood without problems, until now. We were never informed of the building and or noise that would be and is going on.

There are also environmental issues with cars being parked right next to our yard. There already have been problems with this address and the cars. Perhaps you would like to come see the situation before approving this additional driveway. A look would be worth a thousand words.

Just the fact that a 2 bedroom apt facing our home is supposedly in progress without our having knowledge ahead of time....and now, a driveway for the apt, is RATHER upsetting. We pay hefty property taxes at our address and it was our understanding that this entire neighborhood were, and would remain, single family homes.

Thank you for taking the time.

Mike & Wendy Perea-Cowan

Sent from PereaCowan

Traffic advisory committee; driveway request at 2095 Paralta, 5/19/2020

I have lived in this neighborhood for over twenty plus years and the house at 2095 Paralta has always had good curb appeal, looking very nice and blended into the rest of the homes in the neighborhood for many years.

When these people moved in two years ago it turned it into a trashy looking house with all kinds of junk and cars on the yard and driveway and dog tied on to the front tree barking. Many neighbors are asking what happen to this house. This house has eight cars; five of them parked on the street (are they registered and insured), two in the main driveway and they us a secondary dirt driveway to park one car in the back yard with all the other rubbish they have. With this many cars parked on the street; the sweeper truck can't even do it job. Now the nearest homes in this area value have gone down, who wants to live near this mess?

Another driveway will eliminate street parking for others which is so desperately needed by residents; also for the many school parents picking up their kids from Seaside Middle School daily in the afternoon. They don't need another Driveway to park more junk cars on.

Thank you for understand.

info - Traffic advisory committee

From: DEBORAH GULLETT <dgullett@comcast.net>
To: <pwinfo@ci.seaside.ca.us>
Date: 5/19/2020 4:06 PM
Subject: Traffic advisory committee

Subject: Public Comment in opposition to the application for a second driveway at 2095 Paralta Ave., Seaside, Ca

This second driveway will have a negative impact on

- 1) Public Safety
- 2) Neighborhood Property Values

Public Safety-

The sidewalk area of Military Ave. where this second driveway is proposed is highly trafficked by pedestrians. Not only is this sidewalk used daily as a pedestrian walkway by schoolchildren to and from the Seaside Middle School, it is utilized by pedestrians walking with their dogs and families to the culdesac pedestrian gate that leads to the green belts of "old Fort Ord."

Allowing a non-essential driveway where vehicles will intersect that pedestrian traffic increases the risk of an injurious, if not fatal, accident.

Neighborhood Property Values-

The neighborhood where this second driveway is proposed is zoned for single family residences. Allowing this proposed second non-essential driveway will negatively impact the property value of my home and my neighbors' homes.

"Curb appeal" is a term used in the real estate field when evaluating real property. This second proposed driveway will negatively affect the neighborhood by giving it a more highly dense and congested appearance.

(As a side note, the picture in the packet of 2095 Paralta for this committee's review is not an accurate depiction. The front yard is currently filled with clutter and a storage structure that resembles an out house/ portable toilet. It is not an out house, it just resembles one)

In reviewing the packet submitted to this committee for review, I noticed that this second proposed driveway does not meet the regulation requirements pursuant to Code Section 17.30.100, but that the City Engineer, in it's discretion is recommending approval. It is unclear if the City Engineer was aware of how highly trafficked by pedestrians this sidewalk is.

For the reasons stated above, and in light of the fact that this is not an essential driveway to the house, I respectfully request that the applicant's request for the second driveway off of Military Avenue be denied.

Thank you for your consideration,
Deborah Gullett
2075 Military Avenue



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 15.D.

TO: City Council

FROM: Craig Malin, City Manager

BY: Roberta Greathouse, Human Resources Director/Risk Manager

DATE: July 2, 2020

**SUBJECT: ADOPT A RESOLUTION TO ADOPT A SUCCESSOR
MEMORANDUM OF UNDERSTANDING WITH THE SEASIDE FIRE
FIGHTERS' ASSOCIATION**

PURPOSE & RECOMMENDATION

Adopt the resolution approving the successor Memorandum of Understanding with the Seaside Fire Fighters' Association that includes no salary increase and a reduction in compensation of 10%.

BACKGROUND

The Memorandum of Understanding between the City of Seaside and the Seaside Fire Fighters' Association expired on June 30, 2020. In recognition of the fiscal crisis caused by the COVID-19 Pandemic, the Association agreed to reduce bargaining unit member's compensation by 10% through a successor MOU that will expire on June 30, 2021.

The terms of the successor MOU will remain the same with the exception of the following concessions that will and sunset on June 30, 2021, unless otherwise noted or extended by mutual agreement:

1. The 2% salary increase scheduled for the June 30, 2020, will be deferred until June 30, 2021.
2. Uniform allowance, holiday pay, and the City's deferred compensation match will be suspended.

3. Bargaining unit members will pay an additional 3% of the City's contribution to CalPERS beginning the pay period that starts on October 3, 2020, and ending on the pay period that ends July 9, 2021.

FISCAL IMPACT

It is estimated that these concessions will save the General Fund \$381,000 in Fiscal Year 2020/2021. The fiscal impact of these concessions were incorporated into the adopted budget.

ATTACHMENTS

1. Draft Resolution
 2. Draft Memorandum of Understanding
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY OF SEASIDE

**ADOPTING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE
CITY OF SEASIDE AND THE SEASIDE FIRE FIGHTERS' ASSOCIATION**

WHEREAS, pursuant to the provisions of the Meyers-Milias-Brown Act (Section 3500 et. seq., Government Code), representatives of the City Manager of the City of Seaside and the Seaside Fire Fighters' Association, have met and conferred in good faith regarding wages, and other terms and conditions of employment; in an attempt to reach a Memorandum of Understanding; and

WHEREAS, the Seaside Fire Fighters' Association, and the representatives of the City Manager of the City of Seaside have reached agreement with respect to matters herewith jointly set forth, and have developed a written understanding of such matters for the purpose of presenting it to the City Council of the City of Seaside for its determination; and

NOW, THEREFORE, BE IT RESOLVED, that the attached Memorandum of Understanding with the Seaside Fire Fighters' Association shall be effective as stated therein; and

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 2nd day of July 2020.

AYES: COUNCIL MEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk

Memorandum of
Understanding
Between the City of
Seaside
And
The Seaside Fire Fighters'
Association

July 1, 2020 –June 30, 2021

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY MANAGER OF THE
CITY OF SEASIDE AND THE SEASIDE FIREFIGHTERS' ASSOCIATION**

July 1, 2020 – June 30, 2021

SECTION 1: TERM	6
SECTION 2: SALARY AND ADMINISTRATION OF PAY PLAN	6
A. Direct Pay for Services:	6
1. Salary Adjustments:	6
2. Longevity Pay:.....	6
B. Overtime:	7
1. Pre-Approval:	7
2. Minimum Overtime Guarantee (Emergency Call Back):	7
3. FLSA Calculation:	7
4. Shift Work Overtime:	7
5. Sell Back Option:	8
C. Special Assignment Compensation:	8
1. Fire Prevention Inspector:.....	8
2. Spanish Bilingual Skill Pay:.....	8
3. Out of Class Compensation:.....	9
4. Hazardous Materials Response Team:	9
D. Administration of Pay Plan:.....	9
1. Anniversary Date:.....	9
2. Salary Ranges.....	10
SECTION 3: BENEFITS	11
A. PERS Retirement System:	11
1. Plan:.....	11

2. Employee Contribution:	12
3. Survivor Benefits:	12
B. Deferred Compensation:	12
C. Medical, Dental, and Vision Insurance:.....	12
1. Contributions:.....	12
2. Retiree Medical.....	13
D. Life Insurance:	14
E. Long Term Disability Insurance:	14
F. IRS Section 125 Plan:	14
G. Uniform Allowance.....	14
1. Monthly Allowance:	14
2. New Hire Initial Allowance:.....	14
3. Uniform Allowance Reimbursement:	14
H. Mileage Reimbursement:.....	15
I. Wellness Program:	15
1. City Swimming Pool:	15
2. Health Club Membership:	15
3. Annual Medical Physical:	15
SECTION 4: LEAVE PROVISIONS.....	15
A. Vacations.....	15
1. Accrual:	15
2. Vacation During Initial Probation:.....	16
3. Vacation Upon Termination:	16
5. Maximum Leave Bank Accumulation:	16

6. Vacation Cash Out:.....	16
7. Accumulation During OJI Leave:.....	17
8. No Interruption of Accumulation:	17
B. Sick Leave with Pay for Non-Job Related Illness, Injury or Disability	17
1. Accrual:	17
3. Illness/Injury During Vacation:.....	17
4. Personal Leave.....	17
5. Bereavement Leave:	18
6. Family Sick Leave:	18
C. On-The-Job Injury Leave:	18
1. Labor Code 4850	18
D. Holidays.....	19
1. Regular Holidays:.....	19
2. Memorials:	19
3. Holiday Pay:.....	19
E. Jury Duty:	19
SECTION 5: WORKING CONDITIONS	19
A. Educational Incentive Program.....	19
1. Guidelines:	19
2. Educational Incentive Pay	20
B. Tuition Reimbursement:	20
C. Employee Incentive Pay:	20
D. Work Schedule and Staffing:	21
1. Shift Staffing:	21

2. Work Schedule:.....	21
3. Exchange Hours:.....	21
4. Consecutive Work Shifts:	21
E. Grievance Procedure:.....	21
F. Promotional Testing:	21
G. Bilingual Training:.....	21
H. Unit Designation:	22
SECTION 6: MISCELLANEOUS	22
A. City's Right To Discovery:	22
B. Separability	22

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY MANAGER OF THE
CITY OF SEASIDE AND THE INTERNATIONAL ASSOCIATION OF
FIREFIGHTERS, LOCAL 1218**

We, the undersigned, duly appointed representatives of the City of Seaside and of the International Association of Firefighters Local 1218, a recognized employee organization, hereinafter referred to as "City" and "Association", having met and conferred in good faith in accordance with the Meyers-Milius-Brown Act, (government Code Section 3500 et. seq.) do hereby jointly prepare and execute the following written Memorandum of Understanding. It is understood that the provisions herein set forth supersede previous Memoranda of Understanding between the City and the Association. All items not expressly modified or changed by the MOU shall remain in effect during the term of the MOU except those items that no longer apply. All provisions of the MOU as stated within and other benefits enjoyed by the membership shall remain in effect until this MOU is modified through Meet and Confer.

SECTION 1: TERM

The provisions of the Memorandum of Understanding shall become effective July 1, 2020, and shall remain in effect for a period, terminating on June 30, 2021.

SECTION 2: SALARY AND ADMINISTRATION OF PAY PLAN

A. Direct Pay for Services:

1. Salary Adjustments:
 - a. The 2% salary increase scheduled for the first day of the pay period following June 30, 2020, will be deferred to the first day of the pay period following June 30, 2021, which is July 10, 2021.
2. Longevity Pay:
 - a. Bargaining unit members with 15 years of continuous City service will receive 2.5% longevity pay.
 - b. Bargaining unit members with 20 years of continuous City service will receive 5% longevity pay (maximum of 5%). (Note: The 15-year longevity pay would not compound or stack and therefore the maximum possible total for longevity pay is 5%.)
 - c. Current bargaining unit members with more than 10 years of City service, but less than 15, will continue to receive the 2.5% longevity pay they are receiving now. Employees receiving longevity pay under this paragraph are not eligible for additional longevity pay until 20 years of continuous City service.

B. Overtime:

1. Pre-Approval:

Requests for overtime that can be scheduled should be pre-approved by the Department Head or designee. Overtime not possible to schedule in advance and necessary for public safety and welfare shall be worked at Department Head discretion, subject to City Manager review.

2. Minimum Overtime Guarantee (Emergency Call Back):

When an employee is called back to work on an emergency basis, the actual time worked, with a minimum of four (4) hours, shall be earned.

3. FLSA Calculation:

All employee overtime shall be earned in increments of one-half (1/2) hour and will be compensated for at the rate of time and one-half (1-1/2) in cash at the employee's established rate of pay, at the discretion of the Department Head. The City will not deduct credited FLSA (Fair Labor Standard Act) hours when represented employees use accumulated hours in the form of vacation, sick leave, compensated time off, personal leave time off, or bereavement leave. City will pay the FLSA hours without regard to represented employee use of accumulated benefit/leave times.

4. Shift Work Overtime:

Fire Department personnel assigned to shifts shall be compensated for overtime in the following manner:

- a. When called back to work a shift because of the absence of a person regularly assigned to that shift, the pay shall be computed by dividing the employee's annual salary by 2912 hours. This figure shall be prorated for any portion of such shift and paid at time and one-half.
- b. Whenever in the judgment of the Fire Chief or his designated representative, an employee is required to work in excess of his/her regular work week or regular work day, he/she shall be compensated for such overtime work at the rate of one and one-half (1 1/2) times the hourly regular rate of pay for his/her classification. (Hourly rate is based on a 56 hour work week). The regular rate of pay is the individual's base pay plus incentives.
- c. Form of Compensation. An employee who works overtime and who is thus eligible for overtime compensation shall receive overtime compensation in the form of cash or compensatory leave subject to the following provisions.
 - i. Maximum Accumulation: Compensatory time which is allowed to accumulate, will be up to 144 hours. Compensatory time shall be calculated by multiplying the overtime hours worked by 1.5 times to reach the number of compensatory time hours. Said time off may

only be used when said employee is normally on duty with staffing to be minimum staffing plus one person. Approval to use compensatory time shall be at the discretion of the members' supervisor.

- ii. **Minimum Overtime Guarantee.** An employee represented by IAFF who is called back to work after he/she has completed his/her regular shift and has left his/her related court appearance of off-duty hours shall be compensated for a minimum of four (4) hours overtime. It is expressly understood that an employee who works overtime rate (including court appearances) immediately prior to or subsequent to his/her regular shift shall be compensated at the overtime rate of pay for the time actually worked with no minimum number of hours of overtime guaranteed. (Hourly rate for IAFF is based on a 56 hour work week).

5. **Sell Back Option:**

Bargaining unit members may sell back compensatory time not used up to a maximum of 60 hours per year. Employees wishing to sell back leave must notify Finance by September 15 of each year and payoff will occur the first pay period of November.

C. Special Assignment Compensation:

1. **Fire Prevention Inspector:**

- a. Effective on the date of appointment to the special duty assignment for Fire Prevention Inspector, a two and one-half percent (2.5%) pay adjustment will be made to the employee's base pay.
- b. **Term:** The assignment will be limited to three personnel for a period of two years, and consecutive appointments are possible if the selection process warrants such.
- c. **Removal from Assignment:** With cause, the Department Head may remove any person filling this position. Removal of person(s) from this assignment will not be considered a disciplinary action.
- d. These personnel will be selected based on having achieved a minimum certification of Fire Prevention Officer I as recognized by the standards established by the Office of the California State Fire Marshal.
- e. These personnel will be selected based on a competitive process from the candidate pool established in paragraph (d) above.

2. **Spanish Bilingual Skill Pay:**

A two and one-half percent (2.5%) pay adjustment will be made to the employee's base pay for Spanish bilingual skill as tested by the City in conjunction with the Defense Language Institute standards.

3. Out of Class Compensation:

- a. For employees represented by IAFF, a pay increase not to exceed one step, (five percent), may be paid to an employee assigned to fill a temporarily vacant position. The determination of vacancy will be made by the Fire Chief.
- b. An out-of-class assignment will not be made in any case unless the vacancy is the result of sickness, injury, resignation, or termination.
- c. The out-of-class assignment will not be made for vacancies caused by vacation.
- d. The increase in pay will not commence until the 31st calendar day following the out-of-class assignment. The out-of-class compensation will be paid to individuals filling the vacancies as determined by the Fire Chief.

4. Hazardous Materials Response Team:

- a. A differential of 5% will be paid to an employee assigned to the Hazardous Materials Team by the Fire Chief. There will be a maximum of 4 team members per shift, for a total of twelve (12) team members in the Department.
- b. Removal from the team or the removal of the pay differential will not be considered disciplinary action.
- c. Continuation of Hazardous Materials Differential Pay is contingent on reimbursement for the cost of Hazardous Materials Response services from Monterey County. Termination of the agreement between the City of Seaside, Monterey County, and the City of Salinas will terminate this differential pay.
- d. Hazardous Materials Differential Pay will end on June 30, 2017 unless extended or terminated earlier per item (c) above.

D. Administration of Pay Plan:

1. Anniversary Date:

- a. The anniversary date for each employee is the date he/she is hired, reclassified, or promoted
- b. The anniversary date of any employee shall be adjusted, changed, in the case of a leave of absence, by moving said anniversary date forward a time equal to the length of such leave of absence, except family care and medical leave, according to the California Family Rights Act and military leaves of absence in accordance with the California Military and Veterans Code and Title 38, chapter 43, U.S. Code. Whenever any employee is absent from work without pay for any period exceeding

thirty (30) continuous days, the anniversary date of said employee shall be adjusted by moving said anniversary date forward a time equal to the length of absence from work.

- c. Any employee who has served for one (1) year or more and takes leave of absence for purposes of military service in excess of the time defined as "temporary military leave," as defined by the Military and Veterans' Code, shall upon return to employment with the City, have their anniversary date adjusted by moving said date forward a length of time equal to the number of days absent from employment due to exceeding "temporary military leave," provided, however, said employee returns to work for the City within ninety (90) days of his/her discharge or release from military service.
- d. The anniversary date of any employee shall be adjusted by moving said date forward a time equal to any delay in movement through the steps of the salary range put forth in the Section below.

2. Salary Ranges

The five (5) steps of each salary range shall be interpreted and applied as follows:

- a. The first step is the minimum rate and shall normally be the hiring rate for the class. In cases where it is difficult to secure qualified personnel, or if a person of unusual qualifications is engaged, the City Manager may hire at a higher step.
- b. The second step is the rate at which a fully qualified, experienced, and conscientious employee may expect to advance to following the completion of six (6) months satisfactory service in the first step and upon written recommendation of Department Head and approval by the City Manager.
- c. The third step is the rate at which a fully qualified, experienced, and conscientious employee may expect to advance to following the completion of twelve (12) months satisfactory service in the second step and upon written recommendation of Department Head and approval by the City Manager.
- d. The fourth step is the rate at which a fully qualified, experienced, and conscientious employee may expect to advance to following the completion of twelve (12) months satisfactory service in the third step and upon written recommendation of Department Head and approval by the City Manager.
- e. The fifth step is the rate at which a fully qualified, experienced, and conscientious employee may expect to advance to following the completion of twelve (12) months satisfactory service in the fourth step

and upon written recommendation of Department Head and approval by the City Manager.

- f. Notwithstanding, the foregoing provisions of this Section, an employee who is promoted or reclassified from one classification to a higher classification, or from a flat salary to a classification having a higher overlapping salary range, shall be adjusted:
 - i. To the step in their new range, which shall provide an increase in his/her salary, except that they shall not retain credit for the time served in his/her former step. In the Fire Service, if an employee is promoted from one rank to another, that employee shall be placed at a step to ensure at least a 2½% increase with respect to gross salary. If the step in the new range is the first step, the employee shall remain in the step for six (6) months before becoming eligible for advancement to the second step.
 - ii. If from a flat salary to a range, to the lowest step in his/her new range or classification that exceeds his flat salary.
- g. General adjustments in salary ranges made by general increases or decreases shall be made by adjusting all classes upward or downward to the appropriate salary range herein provided. Where the salary range for a given class or for several classes is revised upward or downward, the employees holding positions in classes affected shall have their existing salary adjusted to the same step in the new range.
- h. In any case where, by reason of unusual circumstances, rigid adherence to the foregoing principles related to salary adjustments would cause a manifest injustice, the City Manager may make such order relating thereto as in his/her discretion is proper.
- i. Rates of compensation provided for by resolution are fixed on the basis of full-time service in full-time positions for the schedule of hours indicated. If any position provided for in the budget is by appropriate language specified or indicated as being for less than full-time service, the rate of compensation provided for such positions shall be adjusted accordingly. If the present schedule of hours is changed, appropriate adjustments shall be made in the rates. The step plan shall apply to part-time salaried as well as full-time salaried employees.
- j. Changes in pay rates shall be made on the first day of the pay period next following the date of eligibility and authorization.

SECTION 3: BENEFITS

A. PERS Retirement System:

- 1. Plan:

- a. Tier 1: CalPERS 3% @ 50 Formula: Provided to all bargaining unit members hired on or before June 30, 2010.
 - b. Tier 2: CalPERS 2% @ 50 Formula: Provided to all bargaining unit members hired on or after July 1, 2010.
 - c. Tier 3: CalPERS 2.7% @ 57 plan will be provided to all sworn safety members hired on or after January 1, 2013 who are "new members" as defined under the PEPRA.
2. Employee Contribution:
- a. Effective December 22, 2012, Tier 1 and Tier 2 bargaining unit employees will pay the 9% employee contribution towards PERS.
 - b. Effective January 1, 2013, Tier 3 bargaining unit members shall pay 50% of the normal cost of the retirement plan as identified annually by CalPERS. This contribution may change annually as required by the PEPRA.
 - c. Effective the first full pay period after January 1, 2017, all bargaining unit members shall pay 3% of the employer's contribution in accordance with Government Code Section 20516 (Employees Sharing Additional Cost).
 - d. Effective the pay period beginning October 3, 2020, all bargaining unit members shall pay an additional 3% of the employer's contribution in accordance with Government Code Section 20516(f). Unless extended by mutual agreement, this provision will sunset on the pay period ending July 9, 2021.
3. Survivor Benefits:
- The City provides for 1959 Survivors Benefit Level Four. The employee cost is \$2 per month.

B. Deferred Compensation:

City will pay up to fifty dollars (\$50.00) bi-monthly (24xs per year) to the ICMA deferred compensation program for each employee who makes a matching contribution. For the term of this agreement, the City will not make a matching contribution to association member's ICMA account. The current City ICMA contribution shall recommence upon expiration of this agreement.

C. Medical, Dental, and Vision Insurance:

1. Contributions:

The City's contributions for medical, dental, and vision coverage shall be as follows:

- a. Medical Plan Contributions for association members hired before October 15, 2015, for the period of January 1 – December 31, 2016:
 - i. MCSIG PPO \$25 (80/20 Plan) and MCSIG PPO \$40 (70/30 Plan) for the 2016 calendar year only.

IAFF Members electing to participate in the MCSIG PPO \$25 (80/20 Plan) or the MCSIG PPO \$40 (70/30 Plan) will contribute an amount equal to the current employee contribution less the difference between the premium for the City's 2016 Anthem PPO (90/10 Plan) and the MCSIG PPO Plan premium.

Starting January 1, 2017, the contribution rates for this plan will follow the formula outlined in "b" below.

- ii. PACE Plan (90/10 Plan) Grandfathered Tier – open to employees hired before October 15, 2015. The City will pay 81% of the employee only premium; 70% of the employee + 1 premium; and 73% of the family premium.
 - b. Medical Plan contributions for all new members hired after October 15, 2015, and for all members beginning January 1, 2017:
 - iii. MCSIG PPO \$40 (70/30 Plan).
The City will pay 100% of the employee only premium and 90% of the dependent premium. This will be the base contribution amount for all plans except the Grandfathered PACE Plan.
 - iv. MCSIG PPO \$25 (80/20 Plan).

IAFF Members electing to participate in the MCSIG PPO \$25 (80/20 Plan) will pay the difference between the City's contribution for the PPO \$40 Plan and the PPO \$25 Plan premium.
 - v. PACE Plan (90/10 Plan) – Employees hired after October 15, 2015.

New employees enrolling in the PACE 90/10 Plan will pay the difference between the City's contribution for the PPO \$40 plan and the PACE Plan premium.
 - vi. PACE Plan (90/10 Plan) – Grandfathered Tier – open to employees hired before October 15, 2015.

The City will pay 81% of the employee only premium; 70% of the employee + 1 premium; and 73% of the family premium.
 - a. The City will split the cost of any increase or decrease in dental and vision premiums with the employee on a 50/50 basis.
2. Retiree Medical
- a. The City shall pay employees (not dependents) costs of health medical insurance for retirees who were hired prior to June 30, 2010.

- b. IAFF disabled employees who retire must have ten (10) years of continuous service, but do not need to be 50 years of age to receive this benefit.
- c. The City shall pay until retiree reaches 70 or becomes eligible for Medicare, whichever comes first.
- d. Eligibility: Employees must have ten years of continuous service with the City, be at least 50 years of age, and have been hired by the City prior to July 1, 2010 to receive this benefit.
- e. The City complies with all Federal and State guidelines regarding medical and dental insurance. This compliance includes continuation of benefits under COBRA.

D. Life Insurance:

City agrees to provide Group Life Insurance coverage which includes a term life insurance policy of fifty thousand dollars (\$50,000) for each represented employee.

E. Long Term Disability Insurance:

The City and Association members will split the IAFF LTD premium 50/50.

F. IRS Section 125 Plan:

The City of Seaside shall maintain an Internal Revenue Code Section 125 Plan Unreimbursed Medical and Dependent Care programs for all employees in the bargaining group. The maximum for both plans is set annually by the IRS.

G. Uniform Allowance

1. Monthly Allowance:

The combined uniform and uniform boot allowance shall be one hundred dollars (\$100.00) per month. The required uniform and uniform boots shall meet the Seaside Fire Department designated standard. Uniform allowance shall be suspended for the term of this agreement. The current City uniform allowance contribution shall recommence upon expiration of this agreement.

2. New Hire Initial Allowance:

Newly hired personnel of the Fire Department will receive a fixed sum equal to one thousand two hundred dollars (\$1,200.00).

3. Uniform Allowance Reimbursement:

All personnel who separate from employment with less than twelve months of full-time service, will be required to reimburse the City a prorated share of the initial uniform allowance. For each month, or portion thereof, less than twelve, the final compensation shall be reduced by one hundred dollars (\$100.00).

H. Mileage Reimbursement:

With the approval of the Department Head, the City shall reimburse both full and part time employees required to use their personal vehicles for the purpose of conducting City business at a rate based upon the current IRS rate.

I. Wellness Program:

1. City Swimming Pool:

All represented members and their families shall have use of the City of Seaside's swimming pool at no cost to the employee or employee's family.

2. Health Club Membership:

The City will pay up to \$45 per month towards an employee membership at a health club upon submission of receipt of contract and payment to the Finance Division. To be eligible for reimbursement, requests for reimbursement must be received by Finance no later than 90 days from the date of service.

Dues will be processed by payroll deduction if administratively feasible.

3. Annual Medical Physical:

- a. All uniform represented employees shall have the option to have a treadmill test as part of their annual physical every other year paid for by the City of Seaside.
- b. The annual physical will include the prostate specific antigen (PSA) test as part of the lab analysis.

SECTION 4: LEAVE PROVISIONS

A. Vacations

1. Accrual:

All regular employees, shall earn vacation as follows:

- a. During the first, second, third, and fourth years of employment, vacation will be earned at the rate of 13 hours per month.
- b. During the fifth, sixth, seventh, eighth, and ninth years of employment, vacation will be earned at the rate of 19 hours per month.
- c. During the tenth, eleventh, twelfth, thirteenth, and fourteenth years of employment, vacation will be earned at the rate of 22 hours per month.
- d. During the fifteenth, sixteenth, seventeenth, eighteenth, and nineteenth years, vacation will be earned at the rate of 25 hours per month.

- e. During the twentieth, twenty-first, twenty-second, twenty-third, and twenty-fourth year, vacation will be earned at the rate of 26 hours per month.
 - f. During the twenty-fifth year, vacation will be earned at the rate of 28 hours per month.
- 2. Vacation During Initial Probation:

Use of vacation time by an employee shall be conditional upon the completion of six (6) months continuous service with the City, but if for any reason prior to the completion of six months service with the City, such employee's employment is terminated, he/she shall be credited with and paid for vacation time.
- 3. Vacation Upon Termination:

Any employee, upon termination of City employment for any reason, who is entitled to vacation time and who has not had the same, shall be paid at his/her current salary rate for such termination. If such person works over one-half (1/2) of the month, they shall be entitled to accumulate vacation for that month.

 - a. Calculation of Hourly Pay for Vacation Payout: For employees working shifts in the Fire Department, the method of computing hourly pay for accumulated vacation shall be as follows:
 - i. Hourly rate equals monthly salary (including incentive pays) multiplied by twelve (12) months and divided by 2912 hours.
- 5. Maximum Leave Bank Accumulation:

Employees represented by IAFF, will be allowed to have no more than two year's earned vacation accumulated as of the end of the 2nd pay period of January of any year. Based on extenuating circumstances, an employee may be granted one (1) additional year. Payout for leave in excess of maximum will occur on the 1st pay period of March. It shall be management's right and responsibility to see that the employee does not exceed the maximum. The City Manager may, in instances where the needs of the City require, authorize compensation in lieu of time off for accrued vacation.
- 6. Vacation Cash Out:

Bargaining unit members may cash out 60 hours of accumulated vacation time before the end of the calendar year. Bargaining unit members wishing to utilize this option must notify the City no later than September 15 of the calendar year in which the cash out is being utilized. The cash out payment will be made in the first paycheck of November. This cash out provision is voluntary on the part of each bargaining unit member, and does not change the practice of maintaining a maximum of two years of vacation accumulation at the end of any calendar year.

7. Accumulation During OJI Leave:
An employee being paid because of an injury on-the-job will accumulate vacation time and sick leave.
8. No Interruption of Accumulation:
No interruption in accumulation of vacation time shall result when an employee takes sick leave, vacation, temporary military leave, or paid leave because of an on-the-job incurred illness or injury.

B. Sick Leave with Pay for Non-Job Related Illness, Injury or Disability

1. Accrual:
An employee shall earn 24 hours of sick leave with pay for each calendar month or major fraction thereof served and deducted hour for hour when used.
2. Use of Leave:
Sick leave with pay will be granted only upon the approval of the Department Head in case of bonafide illness of an employee, including the diagnosis, care, or treatment of an existing health condition of, or preventive care. If the need for paid sick leave is foreseeable, the employee shall provide reasonable advance notification. If the need for paid sick leave is unforeseeable, the employee shall provide notice of the need for the leave as soon as practicable. Evidence may be required in the form of a physician's certificate or otherwise to verify an employee's absence during the time for which sick leave is requested.

Sick leave may also be used by an employee who is a victim of domestic violence, sexual assault, or stalking, to obtain any relief or services related to being a victim of domestic violence, sexual assault, or stalking with appropriate certification of the need for such services.
3. Illness/Injury During Vacation:
When an illness or injury requiring doctors treatment, and/or hospitalization occurs during an employee's vacation or approved leave of absence with pay, and the injury or illness is of a nature that would prohibit the employee from performing his/her duties, the employee shall submit a memorandum giving full and complete information as well as a doctor's verification to the Department Head for a determination that such time off will be charged to sick time rather than to vacation time.
4. Personal Leave.
During the month of November each year, represented positions shall have the option to transfer a maximum of ninety-six (96) hours of accumulated sick time to personal leave. Accumulated personal leave shall not be greater than

ninety-six (96) hours at the end of any calendar year. Personal leave is for family emergencies.

5. Bereavement Leave:

For employees represented by the IAFF, bereavement leave will be permitted without charging such leave against sick leave upon the death of an employee's parent, child, spouse, brother, sister, grandparent, father-in-law, or mother-in-law. Bereavement leave for shift-rate Fire Department personnel will be one and one-half shifts (36 hours), however, the employee may utilize an additional thirty-six (36 hours) of sick leave to extend said leave. Additional time may be granted by the Fire Chief.

6. Family Sick Leave:

Sick leave may be used for the illness or injury of an employee's family member. A family member shall be defined as parent (including biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child), child (including a biological, adopted, or foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis), spouse or domestic partner, grandparent, grandchild, and sibling.

7. Sick Leave Upon Rehire:

If an employee separates from City employment and is re-hired by the City within one year of the date of separation, previously accrued and unused paid sick leave hours shall be reinstated to the extent required by law.

C. On-The-Job Injury Leave:

1. Labor Code 4850

Employees covered under Section 4850 of the California Labor Code shall become entitled to on-the-job injury leave in accordance with its provisions.

- a. An employee on leave of absence under this Section will continue to accumulate sick leave and vacation leave.
- b. An employee on leave without pay would be entitled to temporary disability in accordance with State Worker's Compensation law.
- c. Once OJI leave has been exhausted, accumulated leaves may be used to supplement temporary disability payments.

D. Holidays

1. Regular Holidays:

Holiday pay shall be suspended for the term of this agreement. The current City Holiday pay shall recommence upon expiration of this agreement. All represented employees shall be entitled to the following holidays:

- First day of January (New Year's Day)
- Third Monday in January (Martin Luther King Observance)
- Third Monday in February (President's Day)
- Thirty-first day of March (Cesar Chavez Day)
- Last Monday in May (Memorial Day)
- Fourth day of July (Independence Day)
- First Monday in September (Labor Day)
- Eleventh day of November (Veteran's Day)
- Fourth Thursday of November (Thanksgiving Day)
- Day following Thanksgiving Day
- Working day immediately preceding Christmas Day
- Twenty-fifth day of December (Christmas Day)

2. Memorials:

Upon Council approval, every day appointed by the Governor of the State, the President of the United States, or the City Council as a memorial, public fast, thanksgiving, or holiday.

3. Holiday Pay:

It is the intent of this resolution that all regular City employees shall observe the twelve (12) holidays set forth above.

- a. Fire Department personnel assigned to shifts will be compensated for holidays by paying for 11.2 hours based on 56 hour work week.

E. Jury Duty:

The City will grant an employee leave with pay for jury duty. Any checks received from the courts must be submitted to Finance. Travel pay which is included in the check, will be returned to the employee. This rule is also applicable to those employees serving on the Grand Jury.

SECTION 5: WORKING CONDITIONS

A. Educational Incentive Program

All association members shall be eligible for the City's Educational Incentive Programs.

1. Guidelines:

- a. Requests for Educational Incentive Pay shall be submitted to the Fire Chief indicating the specific courses and credits completed, together with transcripts or other documentation as may be required by the Human Resources Director. This information will be submitted on forms provided by the Human Resources Department.

- b. All courses taken to secure the above educational incentive pay shall be at the individuals own time and expense and any classes which have letter grades, a "C" or better must be obtained or pass if on a Pass/Fail basis, or certificate of completion if no grade is given. Any disputes shall be decided by the Human Resources Director.
 - c. An employee must pass probation before receiving this benefit.
 - d. Education acquired prior to appointment as an employee of the City of Seaside qualifies under this program.
 - e. A college unit shall mean a semester college unit.
 - f. Employees may take courses from public or private schools. Colleges, or universities which are accredited under the auspices of the Council on Post-Secondary Education, when such courses are undertaken for purpose of improving their efficiency, knowledge, or competency in the performance of their duties.
2. Educational Incentive Pay
- a. 2.5% increase for 30 college units with ten of those units in Fire Science.
 - b. 5% increase for 60 college units with 20 of those units in Fire Science OR an AA or AS in Fire Science or Fire Protection Technology.
 - c. 5% increase for a BA/BS
 - d. 7% shall be provided for a MA/MS.
 - e. This incentive pay shall not stack.
 - f. Association members are not required to recertify Educational Incentive Pay.

B. Tuition Reimbursement:

Tuition and book reimbursement limits shall established \$500 per fiscal year for classes taken at a community college and for classes taken toward State Fire Marshal's Office certificates. The reimbursement level for classes taken at a four-year college or university towards a bachelors, masters, or graduate degree shall be \$3,000 per fiscal year.

C. Employee Incentive Pay:

- a. All employees shall be eligible for Employee Incentive Pay for cost saving suggestions. Employees wishing to apply for incentive pay will submit their suggestion to the Employee Task Force for review. The

Task Force will coordinate with the appropriate City departments/divisions to determine the acceptability of the cost-saving suggestion and establish remuneration.

- b. A cost saving suggestion resulting in a one time saving would be evaluated for a one-time bonus. This bonus may range from \$5.00, up to and not to exceed \$25.00. A cost saving suggestion resulting in an annual saving of a substantial amount of money would be evaluated for an annual bonus of \$100.00.

D. Work Schedule and Staffing:

1. Shift Staffing:

The Fire Department intends to continue its current minimum staffing level of seven (7), unless otherwise directed by the City Council.

2. Work Schedule:

The City and IAFF agree to the 48/96 schedule for all members of IAFF, Local 1218, assigned to the Fire Operations Division of the Fire Department. The 48/96 work schedule shall result in a change from a twenty-seven (27) day Fair Labor Standards Act (FLSA) work period to a twenty-four (24) day FLSA work period.

3. Exchange Hours:

The City agrees to allow personnel to exchange hours or shifts an unlimited number of times per year. Under no circumstances shall overtime be incurred as a result of a shift exchange unless the employee scheduled to work pursuant to the shift exchange is sick.

4. Consecutive Work Shifts:

There will be no changes in consecutive work shift policy. Consecutive work shifts will only be allowed when no other alternatives are available.

E. Grievance Procedure:

The Association has a right to file a grievance upon the following conditions:

1. The grievance involves more than one Association member.
2. There is a specified violation of the MOU in force or a specified violation of a City or Department rule and regulation.

F. Promotional Testing:

Promotional testing for, and the filling of, approved and funded positions represented by the Association shall occur within one year of the vacancy.

G. Bilingual Training:

The City shall provide bilingual (Spanish) training for uniformed Fire Department personnel at the fire station at no cost to uniformed personnel.

H. Unit Designation:

The IAFF, Local 1218, represents the classifications of Firefighter, Fire Engineer, and Fire Captain.

SECTION 6: MISCELLANEOUS

A. City's Right To Discovery:

All discoveries, inventions, improvements, formulas, ideas, devices, writings or other intellectual property, whether or not subject to patent or copyright laws, which employees shall conceive solely or jointly with others, in the course or scope of his/her employment, or with the City's materials or facilities, shall be the sole and exclusive property of the City without further compensation.

B. Separability

If any section, subsection, paragraph, clause or phrase of this agreement is, for any reason, held to be invalid or unconstitutional, by a court of competent jurisdiction, such invalidity or unconstitutionality of the remaining portions of this agreement, it being hereby expressly declared that this document, each section, subsection, paragraph, sentence, clause and phrase thereof, would have been adopted irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

It is agreed by the parties to this agreement that the preceding represents the full and complete agreement which has been reached after discussions held in accordance with the Meyers-Millias-Brown Act. All other proposals, offers, counter-proposals, counter-offers, or other matters discussed during the meet and confer process are deemed to be rejected by both the City and the Association.

Craig Malin, City Manager
City of Seaside

7/2/2020
Date



Jason Black, President
International Association of
Firefighters, Local 1218

6/25/2020
Date



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 15.E.

TO: City Council

FROM: Craig Malin, City Manager

BY: Roberta Greathouse, Human Resources Director/Risk Manager

DATE: July 2, 2020

**SUBJECT: ADOPT A RESOLUTION APPROVING AN EXECUTIVE
EMPLOYMENT AGREEMENT WITH THE FIRE CHIEF**

PURPOSE & RECOMMENDATION

Approve an Executive Employment Agreement with Fire Chief Brian Dempsey to reduce his employment status to part-time.

BACKGROUND

In light of the current fiscal crisis associated with the COVID-19 pandemic, Fire Chief Brian Dempsey has voluntarily offered to reduce his salary by half for the next six months. When Chief Dempsey was originally hired by the City in 2012, it was in a part-time capacity for the first two years and the Department functioned well under his leadership. The Chief is an extraordinarily loyal and capable leader and he will commit the number of hours necessary to ensure there is no negative impact to the operations of the department.

It is the Chief's intent to retire at the end of the calendar year and he will assist the City with the recruitment and selection of a new Fire Chief and ensure a smooth transition of leadership.

The Chief's salary will be \$6,831 per month. The City will pay 100% of the medical, dental, and vision premiums for Chief Dempsey and his dependent. The Chief will continue to accrue vacation and sick leave at 50% of his current accrual rate.

FISCAL IMPACT

The savings is estimated to be \$60,000 from July 1, 2020 - December 31, 2020.

ATTACHMENTS

1. Resolution
 2. Employment Agreement
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

AUTHORIZING THE FIRE CHIEF EMPLOYMENT AGREEMENT

WHEREAS, on March 7, 2014, the City of Seaside ("CITY") and Brian Dempsey ("EMPLOYEE") entered in an Executive Employment Agreement; and

WHEREAS, in January 1, 2017, the Executive Managers' compensation and benefits were outlined in the Executive Managers' Compensation Plan rather than individual contracts. The benefits and salaries in the Compensation Plan are for full-time employment; and

WHEREAS, the City and the Fire Chief wish to enter into an Executive Employment Agreement for reduced benefits to be effective on July 1, 2020, set forth below.

NOW, THEREFORE, BE IT RESOLVED that effective July 1, 2020, the City Council of the City of Seaside authorizes the Fire Chief's Employment Agreement which includes the following terms:

1. Effective the first full pay period following July 1, 2020, the City agrees to pay employee the sum of six thousand eight hundred thirty one dollars (\$6,831) in salary per month for employee's services payable in installments at the same time as other employees of the City are paid, and subject to customary withholding.
2. The position of Fire Chief is exempt under the Fair Labor Standards Act (FLSA). Employee will commit the amount of time necessary to successfully lead and manage the Fire Department, which will be a minimum of 20-hours per week. It is understood from time to time the twenty hours per week will be exceeded; no additional pay is expected or will be provided any additional hours worked. Employee will attend all regular Council Meetings, and Executive Team meetings unless on vacation, however the remainder of the work schedule is flexible. The City will pay 100% of the employee and his dependent's medical, dental, and vision premiums.
3. The employee will continue to accrue vacation and sick leave at 50% of his current accrual rate.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 2nd day of July 2020.

AYES: COUNCIL MEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton, City Clerk

EXECUTIVE EMPLOYMENT AGREEMENT

THIS AGREEMENT is between the CITY OF SEASIDE and Brian Dempsey ("EMPLOYEE") and is dated this _____ day of July, 2020.

- A. The City of Seaside desires for Brian Dempsey to continue in his role as Fire Chief for the City of Seaside.
- B. Brian Dempsey desires to continue to serve as Fire Chief.
- C. The City Manager, as appointing power, and Brian Dempsey desire to agree in writing to the following terms and conditions of Brian Dempsey's employment as Fire Chief.

NOW, THEREFORE, the parties agree as follows:

AGREEMENT

1. DUTIES

- A. City of Seaside agrees to continue to employ Brian Dempsey (herein after referred to as "EMPLOYEE") as Fire Chief for the City of Seaside to perform the functions and duties specified in the ordinances and resolutions of the City, and to perform other legally permissible and proper duties and functions as the City Manager may from time to time assign.
- B. EMPLOYEE shall perform his/her duties to the best of his/her ability in accordance with the highest professional and ethical standards of the profession and shall comply with all rules and regulations established by the City.
- C. EMPLOYEE shall not engage in any activity which is or may become a conflict of interest prohibited contract, or which may create an incompatibility of office as defined under California law. Prior to performing any services under this Agreement and annually thereafter, the EMPLOYEE shall complete and file all disclosure forms required by law.

2. TERM

The term of this Agreement shall commence upon the signature of both PARTIES and continue until December 30, 2020, unless terminated pursuant to Section 5 or extended by mutual agreement.

3. HOURS OF WORK

The position of Fire Chief is exempt under the Fair Labor Standards Act (FLSA). EMPLOYEE will commit the amount of time necessary to successfully lead and manage the Fire Department, which will be a minimum of 20-hours per week. It is understood from time to time the twenty hours per week will be exceeded; no

additional pay is expected or will be provided any additional hours worked. EMPLOYEE will attend at all regular Council Meetings, and Executive Team meetings unless on vacation, however the remainder of the work schedule is flexible.

It is recognized that the Fire Chief must devote time outside of normal business hours to the business of the City, and, to that end, EMPLOYEE will be allowed to take reasonable time off as he and the City Manager deem appropriate during normal business hours.

4. RESIGNATION AND TERMINATION

- A. EMPLOYEE may resign at any time upon providing City Manager at least thirty (30) days advance written notice of the effective date of resignation.
- B. The City Manager may at any time terminate EMPLOYEE upon 30 days advance written notice.
- C. The parties recognize and affirm that:
 - a. EMPLOYEE is an "at will" employee whose employment may be terminated by the City Manager without cause or right of appeal (with the exception of the position of Fire Chief, which, by state law, must be provided a hearing upon request), and
 - b. There is no express or implied promise made to EMPLOYEE for any form of continued employment. This Agreement is the sole and exclusive basis for an employment relationship between EMPLOYEE and the CITY.

5. SALARY

The CITY agrees to pay EMPLOYEE \$6,831 in salary per month for his/her services, payable in installments at the same time as other employees of the CITY are paid, and subject to customary withholding.

6. BENEFITS

- A. Retirement: EMPLOYEE is enrolled in the CalPERS 2% @ 50 retirement plan. The 9% EMPLOYEE contribution will be deducted from the EMPLOYEE's pay on a pre-tax basis.
- B. Vacation: EMPLOYEE will accumulate 7 hours of vacation time per month.
- C. Sick Leave: EMPLOYEE will accumulate 4 hours per month.

7. AUTOMOBILE

The CITY will provide the EMPLOYEE with a permanent assignment City vehicle as determined by the City Manager. The CITY will be responsible for all gasoline, maintenance, repairs, replacement and insurance for the automobile. The

vehicle will be marked and equipped with suppressed lights, siren, and radio. The EMPLOYEE is not limited to the use of the automobile except as per the City's Vehicle Use Policy which prohibits transportation of family or friends in a City owned vehicle. The City vehicle shall not be used outside the City for overnight stays, unless on official business.

8. PERFORMANCE EVALUATION

The City Manager shall evaluate EMPLOYEE's performance at least annually. As part of such annual performance evaluation, the City Manager and EMPLOYEE will set goals and objectives for the ensuing year.

11. BUSINESS EXPENSES

The City will pay for reasonable City-related business expenses incurred by the EMPLOYEE in accordance with City policy.

12. DUES, SUBSCRIPTIONS, MEMBERSHIPS

CITY shall pay such professional dues, subscriptions and memberships in such organizations necessary for EMPLOYEE to maintain professional relationships in appropriate national, regional, state and local associations desirable for continued professional growth, advancement and benefit to CITY.

13. NOTICES

Any notices required by this Agreement shall be in writing and either given in person or by first class mail with the postage prepaid and addressed as follows:

TO CITY: City Manager
 City of Seaside
 440 Harcourt Avenue
 Seaside, CA 93955

TO EMPLOYEE: Brian Dempsey
 Fire Chief
 City of Seaside
 440 Harcourt Avenue
 Seaside, CA 93955

14. DISPUTE RESOLUTION

Should either party to this Agreement bring legal action against the other, (formal judicial proceedings, meditation or arbitration), the case shall be handled in Monterey County, California, and the party prevailing in such action shall be entitled to a reasonable attorney's fee which shall be fixed by the judge, mediator or arbitrator hearing the case and such fee shall be included in the judgement, together with all costs.

15. ARMS LENGTH NEGOTIATIONS

This Agreement has been negotiated at arm's length and between persons sophisticated and knowledgeable in the matters dealt with in this Agreement. Accordingly, any rule of law (including California Civil Code § 1654) or legal decision that would require interpretation of the ambiguities in this Agreement against the party that has drafted it is not applicable and is hereby waived. The provisions of this Agreement shall be interpreted in a reasonable manner to affect the purposes of the parties in this Agreement.

16. INDEMNIFICATION & DUTY TO DEFEND

Except as otherwise permitted, provided, limited or required by law, including without limitation California Government Code Sections 825, 995, and 995.2 through 995.8, the City will defend and pay any costs and judgments assessed against EMPLOYEE arising out of an act or omission by EMPLOYEE occurring in the course and scope of EMPLOYEE'S performance of his duties under this Agreement, except for civil, criminal or administrative actions solely and recklessly initiated by EMPLOYEE. However, in the event CITY provides funds for legal criminal defense pursuant to this section and terms of the Government Code, EMPLOYEE shall reimburse the CITY for such legal criminal defense funds if EMPLOYEE is convicted of a crime involving an abuse of office or position, as provided by Government Code Sections 53243 - 53243.4.

17. ENTIRE AGREEMENT

This Agreement is the final expression of the complete agreement of the parties with respect to the matters specified herein and supersedes all prior oral or written understandings. Except as prescribed herein this Agreement cannot be modified except by written mutual agreement signed by the parties.

18. ASSIGNMENT

This Agreement is not assignable by either the CITY or EMPLOYEE.

19. SEVERABILITY

In the event that any provision of this Agreement is held or determined to be illegal or void by reason of final, non-appealable judgement, order or decision of a court having jurisdiction over parties, the remainder of the Agreement shall remain in full force and effect unless the parts found to be void are wholly inseparable from the remaining portion of the Agreement.

20. COUNTERPARTS

This Agreement shall be executed simultaneously in two counterparts and each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the City Manager has caused this Agreement to be signed and executed and duly held attested by the City Clerk. The EMPLOYEE has also executed it.

ATTEST:

City Clerk

Brian Dempsey

Craig Malin
City Manager

APPROVED AS TO FORM:

City Attorney



CITY OF SEASIDE STAFF REPORT

Item No.: 15.F.

TO: City Council

FROM: Craig Malin, City Manager

BY: Lesley Milton, Assistant City Manager

DATE: July 2, 2020

**SUBJECT: ADOPT REVISED CITY COUNCIL, BOARD, COMMISSION, AND
COMMITTEE HANDBOOK**

PURPOSE & RECOMMENDATION

Adopt the revised City Council, Board, Commissions and Committees handbook incorporating the adopted Code of Conduct and other changes.

BACKGROUND

Commissions are created by the City Council to act as advisory bodies and provide necessary information to the Council to help achieve the overall goals of the community and they also serve as a forum to encourage broad citizen participation.

In July of 2017 the City Council adopted a Boards, Commissions and Committees Handbook to help explain the purpose, process and expectations of serving on a Commission and help those newly appointed become familiar with standard procedures and protocol. Although commissions are unique to themselves, there are procedures, protocols and policies that are common to all of them.

The handbook also serves the purpose to impress upon members that the credibility of a commission is very important and is directly linked to the actions of its members. Public employees, elected officials and volunteers for public organizations have a responsibility to uphold the public trust. The handbook lists suggestions for ways to maintain a high level of credibility throughout the community and to strengthen the public trust.

CHANGES TO THE HANDBOOK

The City adopted a revised Code of Ethics on November 17, 2019 with the goal to affirm an identity of excellence and integrity for City government, unique to Seaside's organizational and community culture, thus reinforcing public trust. The adopted code was brief and simple, but also powerful; describing in straightforward behavioral terms what is expected of Seaside officials. Staff was directed to incorporate appropriate city documents.

This item adopts a new handbook, incorporating the adopted, revised Code of Ethics and changes the book to also include and be applicable to the City Council.

The proposed version of the revised handbook is available here:

www.ci.seaside.ca.us/DocumentCenter/View/4171/Boards-and-Commissions-Handbook-170706?bidId:

FISCAL IMPACT

There is no fiscal impact associated with this action.

ATTACHMENTS

None



CITY OF SEASIDE STAFF REPORT

Item No.: 15.G.

TO: City Council

BY: Craig Malin, City Manager

DATE: July 2, 2020

**SUBJECT: ADOPT RESOLUTION AUTHORIZING THE ACQUISITION OF 956
HILBY AVENUE FOR A TOTAL COST OF \$460,000 AND CLOSING
EXPENSES TO BE USED FOR AFFORDABLE HOUSING**

PURPOSE & RECOMMENDATION

Adopt resolution authorizing execution of necessary documents to purchase the property using Successor Agency Housing Funds with the intent to use the property for affordable housing.

BACKGROUND

The property at 956 Hilby includes a two-bedroom home, one lot west of the Oldemeyer Center, with its southern property line adjacent to Ellis Park. Its listing price was \$475,000. Given its proximity to the Oldemeyer Center and adjacency to Ellis Park, the acquisition of the property may afford the City options for use of the Oldemeyer Center and/or Ellis Park in the future. Acquisition of the property through use of affordable housing funds could both secure future control of the property and provide an affordable dwelling for a Seaside family.

The Council reviewed the potential purchase of the property in closed session on June 10, 2020 and authorized purchase of the property, up to the listing price. An offer was made and accepted at \$460,000. Ratification of the offer in open session is required to move forward to closing on the property. Once acquired, a modest renovation will be required prior to renting the home at an affordable rate to an income-qualified tenant.

FISCAL IMPACT

\$460,000 and closing costs, to be paid for from the City's Affordable Housing fund.

ATTACHMENTS

None



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 15.H.

TO: City Council

FROM: Craig Malin, City Manager

BY: Dan Meewis, Recreation Director

DATE: July 2, 2020

SUBJECT: PROCLAMATION DESIGNATING JULY 2020 AS PARKS AND RECREATION MONTH

PURPOSE & RECOMMENDATION

That the City Council support the Proclamation.

BACKGROUND

There is no staff report for this item. The request is to accept the proclamation designating July 2020 as Parks and Recreation Month.

FISCAL IMPACT

There is no fiscal impact for this item

ATTACHMENTS

1. Parks and Recreation Month
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

City of Seaside PROCLAMATION



Parks and Recreation Month July 2020

WHEREAS, *Parks and Recreation makes lives and communities better now and in the future; and*

WHEREAS, *it is established through statewide public opinion research, 98% of California households visit a local park at least once a year; two in three households visit a park once a month; 50% of households participate in an organized recreation program; and most park use is with family and friends; and*

WHEREAS, *residents value recreation as it provides positive alternatives for children and youth to reduce crime and mischief especially during non-school hours; it promotes the arts, it increases social connections; aids in therapy; and promotes lifelong learning; and*

WHEREAS, *residents value their parks for access to outdoor spaces for children and adults to play and be active; exercise and group sports; and*

WHEREAS, *parks provide access to the serenity and the inspiration of nature and outdoor spaces as well as preserve and protect the historic, natural and cultural resources in our community; and*

WHEREAS, *the residents of the City of Seaside including children, youth, families, adults, seniors, businesses, community organizations, and visitors benefit from the wide range of parks, trails, open space, sports fields, tennis courts, programs and facilities including Soper Field, Cutino Park, Patchetti Park, Laguna Grande Park & Robert's Lake Eco-Recreation Station and all of the other neighborhood and community parks provided by the City of Seaside; and*

WHEREAS, *the City Council urges all its residents to recognize that parks and recreation enriches the lives of its residents and visitors as well as adding value to the community's homes and neighborhoods; and*

WHEREAS, *July is celebrated across the nation as Parks and Recreation Month.*

NOW THEREFORE, BE IT PROCLAIMED, *that I, The Honorable Ian N. Oglesby, Mayor of the City of Seaside, on behalf of the City Council, do hereby proclaim July 2020, as "**Parks and Recreation Month**" and in doing so, urges all its citizens to use and enjoy its parks, trails, open space, facilities, and recreation opportunities.*


Ian N. Oglesby, Mayor

July 2, 2020



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 16.A.

TO: City Council

FROM: Craig Malin, City Manager

BY: Sharon Mikesell, Administrative Analyst

DATE: July 2, 2020

**SUBJECT: PUBLIC HEARING FOR APPROVAL OF THE 2020-2025 FIVE
YEAR CONSOLIDATED PLAN AND 2020-2021 ANNUAL ACTION
PLAN AND ASSOCIATED DOCUMENTS FOR THE COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

PURPOSE & RECOMMENDATION

It is recommended that the public hearing be held and that the 2020-2025 Five Year Consolidated Plan and the 2020-2021 Annual Action Plan, for the Community Development Block Grant program, including the CDBG-CV allocation, covering the designated periods, marked "Exhibit A" the amendment to the Citizen Participation Plan, marked "Exhibit B" and made a part hereof, is hereby approved for submittal and the City Manager is hereby authorized to sign and submit the Application for Federal Assistance (SF-424) and all certifications, assurances and other documents as may be required by HUD.

BACKGROUND

The Consolidated Plan is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the formula block grant programs including the Community Development Block Grant Program (CDBG).

The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The 2020-2025 Consolidated Plan includes the 2020-2021 Annual Action Plan as year one of the five year plan.

In May 2012, HUD's Office of Community Planning and Development (CPD) introduced the eCon Planning Suite, including the Consolidated Plan template in IDIS OnLine and the CPD Maps website. The eCon Planning Suite is designed to support grantees and the public to assess their needs and make strategic investment decisions by providing better data and tools and by creating a seamless planning and grants management framework. The Consolidated and Annual Action Plans are composed in the IDIS system and output into a public review format. Associated documents including forms, certifications and a summary of public comments received will be uploaded into the IDIS system when the Plans are submitted to HUD for approval.

Preparation for the Consolidated Plan update included the Monterey County Joint Analysis of Impediments, adopted by HUD recipient agencies in 2019 and Community Needs Sessions hosted by the Community Development Advisory Committee (CDAC) in 2018 and 2019.

A special award of CDBG-CV funds was announced by HUD in April 2020. The funds must be utilized to address impacts of COVID-19.

On May 21, 2020, the City Council directed staff regarding use of CDBG and CDBG-CV funds for the 2020-2021 fiscal year. That direction is featured in the Annual Action Plan chapters of the Consolidated Plan.

HUD provided a waiver regarding deadlines and public review procedures timelines due to COVID-19 and required all entitlement agencies to amend their Citizen Participation Plans with governing body approval to reflect the changes in this year's process.

Following approval of the plans and submittal of all required documents, HUD will review the package and issue a Funding/Approval Agreement. Once that document is fully executed, the City will generate contracts with the subrecipients for FY 2020-2021.

FISCAL IMPACT

There is no fiscal impact to the general fund as CDBG funds are in a dedicated account.

ATTACHMENTS

1. Resolution approving CON Plan/AAP and associated documents to HUD
 2. Exhibit A-2020-2025 Consolidated Plan Including 2020-2021 AAP
 3. Exhibit B- Amended Citizen Participation Plan
 4. 2020 CDBG specific certifications-submit with SF-424
 5. 2020 Seaside SF424_3_0-V3.0 for CDBG
 6. 2020 Seaside SF424_3_0-V3.0 for CDBG-CV
 7. 2020-SF424D-V1.1
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION No. 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE APPROVING THE 2020-2025 FIVE YEAR CONSOLIDATED PLAN AND 2020-2021 ANNUAL ACTION PLAN AND ASSOCIATED DOCUMENTS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

WHEREAS, Title 1 of the National Affordable Housing Act requires recipients of Federal funds from the Department of Housing And Urban Development (HUD) to develop a Five-Year Consolidated and related Annual Action Plan; and

WHEREAS, the City of Seaside as a recipient of Community Development Block Grant (CDBG) funds, is submitting for approval its 2020-2025 Five Year Consolidated Plan to HUD; and

WHEREAS, the 2020-2021 Annual Action Plan has been prepared as the first year of implementation of the strategies in the Five Year Consolidated Plan; and

WHEREAS, on November 7, 2019, the City posted and published a Notice of Funding Availability (NOFA) and Mandatory 2020-2022 CDBG Application Workshop which solicited applications for CDBG funded programs and projects and notified the public of the annual planning process for CDBG funding; and

WHEREAS, the Community Development Advisory Committee (CDAC) and the Homeless Commission met jointly on March 11, 2020 to discuss applications and to formulate public service and eligible projects funding allocation recommendations to the City Council; and

WHEREAS, the City received notification of special CDBG-CV funds to specifically address the COVID-19 pandemic; and

WHEREAS, the City submitted a waiver request to HUD to modify deadlines and standard public participation due to the COVID-19 pandemic, prompting an amendment to the Citizen Participation Plan; and

WHEREAS, the City Council modified the CDAC and Homeless Commission's recommendations for public service and eligible projects funding as well as giving direction to staff for CDBG-CV funding to be

included in the 2020-2021 Annual Action Plan at its May 21, 2020 regular meeting; and

WHEREAS, pursuant to Federal regulations, the City did hold the required public hearing on July 2, 2020 after public notice; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Seaside that the 2020-2025 Five Year Consolidated Plan and the 2020-2021 Annual Action Plan, for the Community Development Block Grant program, including the CDBG-CV allocation, covering the designated periods, marked "Exhibit A" the amendment to the Citizen Participation Plan, marked "Exhibit B" and made a part hereof, is hereby approved for submittal and the City Manager is hereby authorized to sign and submit the Application for Federal Assistance (SF-424) and all certifications, assurances and other documents as may be required by HUD.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 2nd day of July 2020.

AYES: COUNCIL MEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton, City Clerk



2020-2025 FIVE YEAR CONSOLIDATED PLAN

Includes 2020-2021 Annual Action Plan and CDBG-CV funds

Community Development Block Grant Program

City of Seaside, CA

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Seaside (City) is an entitlement jurisdiction that receives federal funds from the US Department of Housing and Urban Development (HUD) to invest in local communities. The City receives HUD funding under the Community Development Block Grant (CDBG) Program, which is designed to assist low- and moderate-income (LMI) households. The consolidated plan must also address special needs identified as the needs of the elderly, persons with disabilities, homeless individuals, and others.

The 2020-2025 Consolidated Plan serves the following functions:

- 1) A planning document for the City of Seaside, which builds on a participatory process;
- 2) An application for federal funds under HUD's CDBG formula grants program;
- 3) A strategy to be followed in carrying out HUD's programs; and
- 4) An allocation of funds to specific projects for the first fiscal year of the Consolidated Plan.

The 2020-2025 Consolidated Plan covers the time frame from July 1, 2020, to June 30, 2025, a period of five fiscal years. As of the preparation of this document the City anticipates receiving only CDBG funding directly from HUD during this timeframe.

HUD provides a tool for grantees that allows the preparation of the Consolidated Plan and the Action Plan in the Integrated Disbursement and Information System (IDIS). IDIS is the system in which projects and funding are tracked. IDIS standardizes the preparation of the Consolidated Plan and ensures that all jurisdictions met the statutory requirements for the documents.

The IDIS Consolidated Plan software tool provides data from HUD-selected sources, primarily the American Community Survey (ACS) data set. In addition, the Consolidated Plan is structured in a question and answer format. Limited opportunities for customization are available. In some cases, the questions are targeted toward grantees receiving other HUD funding sources, such as HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for People with AIDS (HOPWA). As a result, not every category or question may be applicable to Seaside's jurisdiction or CDBG program.

The primary focus of the CDBG program is on assisting low-income households. Throughout this document, there are several references to the income levels shown on the attached Text.

Note: * Although middle-income households are noted in some of the tables and calculations, households earning at this level are not the focus of the CDBG program.

The maximum income for each category is defined by HUD on an annual basis and is adjusted based on household size.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Community Development Advisory Committee took a multi-year approach to the outreach for preparation for the Consolidated Plan update. During the spring and summer of 2018, outreach focused on the Monterey County Joint Analysis of Impediments document preparation. The AI was approved by the five participating agencies in May of 2019.

The Community Needs Workshop in September 2018 re-affirmed several target populations from the priorities determined for 2015-2020 and the 2019 Community Needs workshop focused on the target areas for needs to be addressed in 2020-2025 as it immediately preceded the start of a two-year subrecipient application process.

The target groups are:

- Extremely low-income and very low-income households
- Seniors
- Youth, primarily ages 6–17
- Persons with disabilities

The community priority needs recommended by the CDAC on October 16, 2019:

- Access to community services (youth and senior services are priority services)
- Provide quality infrastructure (includes construct/upgrade public facilities)
- Improve accessibility for persons with disabilities
- Promote beautification (CDAC preferred not to use the term “blight”)
- Assist microbusinesses

Over the next five years, the City of Seaside anticipates funding projects related to all of these needs, although available funding resources, community-based organization partnerships, and market conditions may ultimately limit the City’s ability to fund some project types.

Given the City's relatively small CDBG allocation, funds for affordable housing or other large capital improvement projects will need to come from other sources. The planning process for this document utilized a realistic expectation of funds available and realized that some of the public input during outreach sessions would not be financially feasible.

3. Evaluation of past performance

Below is a summary of progress over the last five years in addressing 2015 Consolidated Plan goals.

Affirmatively Furthering Fair Housing- the City joined in an MOU with five agencies also receiving HUD funding for a joint Analysis of Impediments document approved by the City of Seaside on May 2, 2019

Affordable Housing- the City implemented a modified housing rehabilitation program focusing on beautification and health and safety issues for low to moderate income residents. The City also contracted with Rebuilding Together Monterey/Salinas, a nonprofit organization to implement a residential facade improvement program which has since ended due to lack of participation.

Homelessness- the City continued to support Continuum of Care entities to implement the 10-Year Plan to End Homelessness entitled "Lead Me Home.". A Homeless Committee was formed, text amendments approved to permit emergency shelters without discretionary action in the Community Commercial zoning district and Census Tract 137 and funding pursued for a 50-bed shelter for homeless women and children on a vacant County-owned property at 1292 Broadway Avenue (Census tract 137).

The City approved a Safe Parking Program and the first location at a church. The CDBG program provided funds to the Veterans Transition Center to rehabilitate duplexes to provide for transitional housing for veterans and their families.

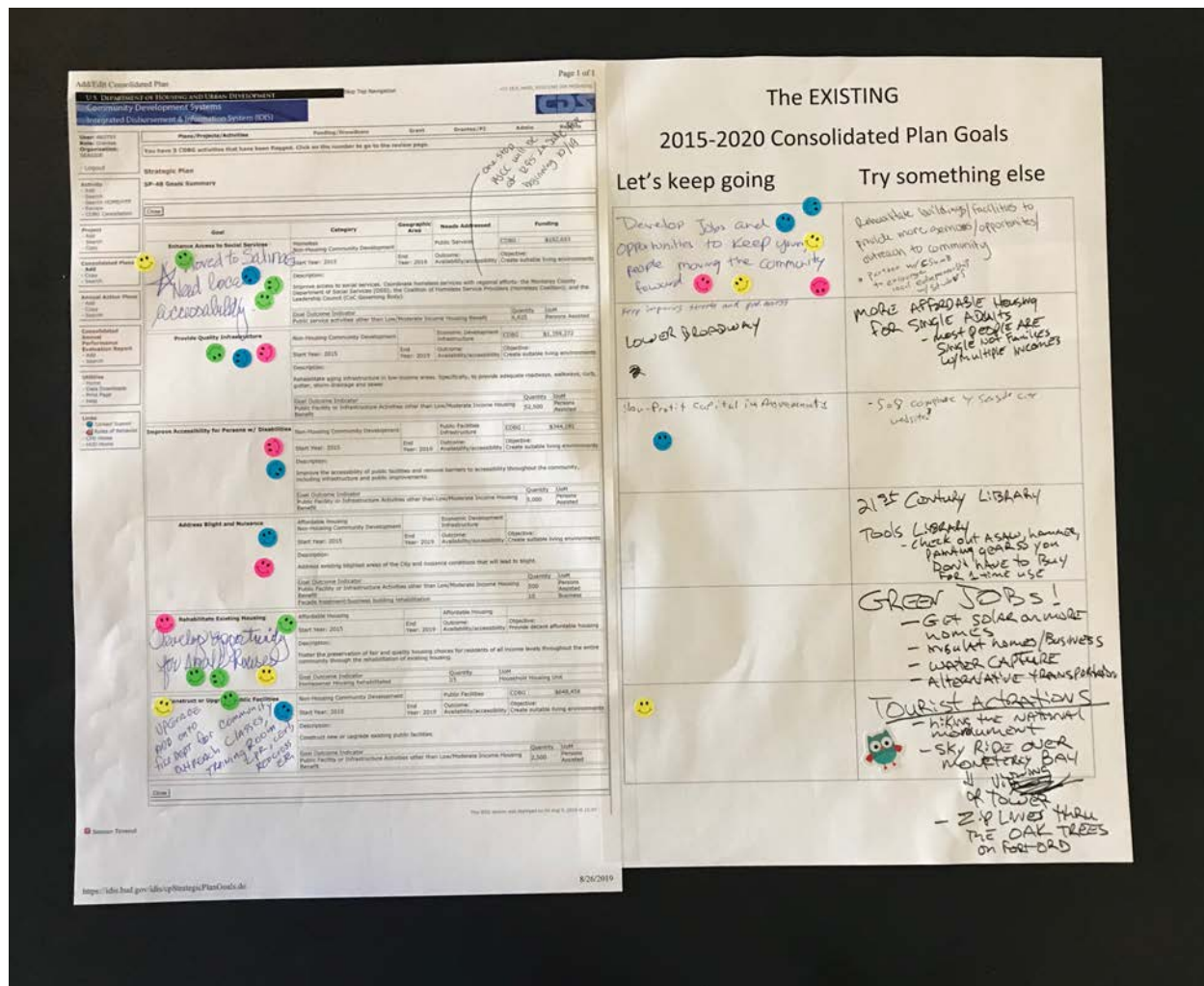
Senior Services- the City provided Public Services funding to Legal Services for Seniors to provide legal services for seniors over 62 years of age and to Meals on Wheels of the Monterey Peninsula for homebound seniors (most over 80 years of age).

Anti-Poverty Strategy- the City provided Public Services funding for several organizations that focus on increasing self-sufficiency among lower-income populations, including Legal Services for Seniors, Meals on Wheels of the Monterey Peninsula and the Salvation Army's transitional housing program. These organizations provided legal assistance, meals assistance to assist households in securing Earned Income Tax Credits. Capital improvements were done by the Veterans Transition Center to rehabilitate housing creating transitional housing for veterans and their families on former Fort Ord property.

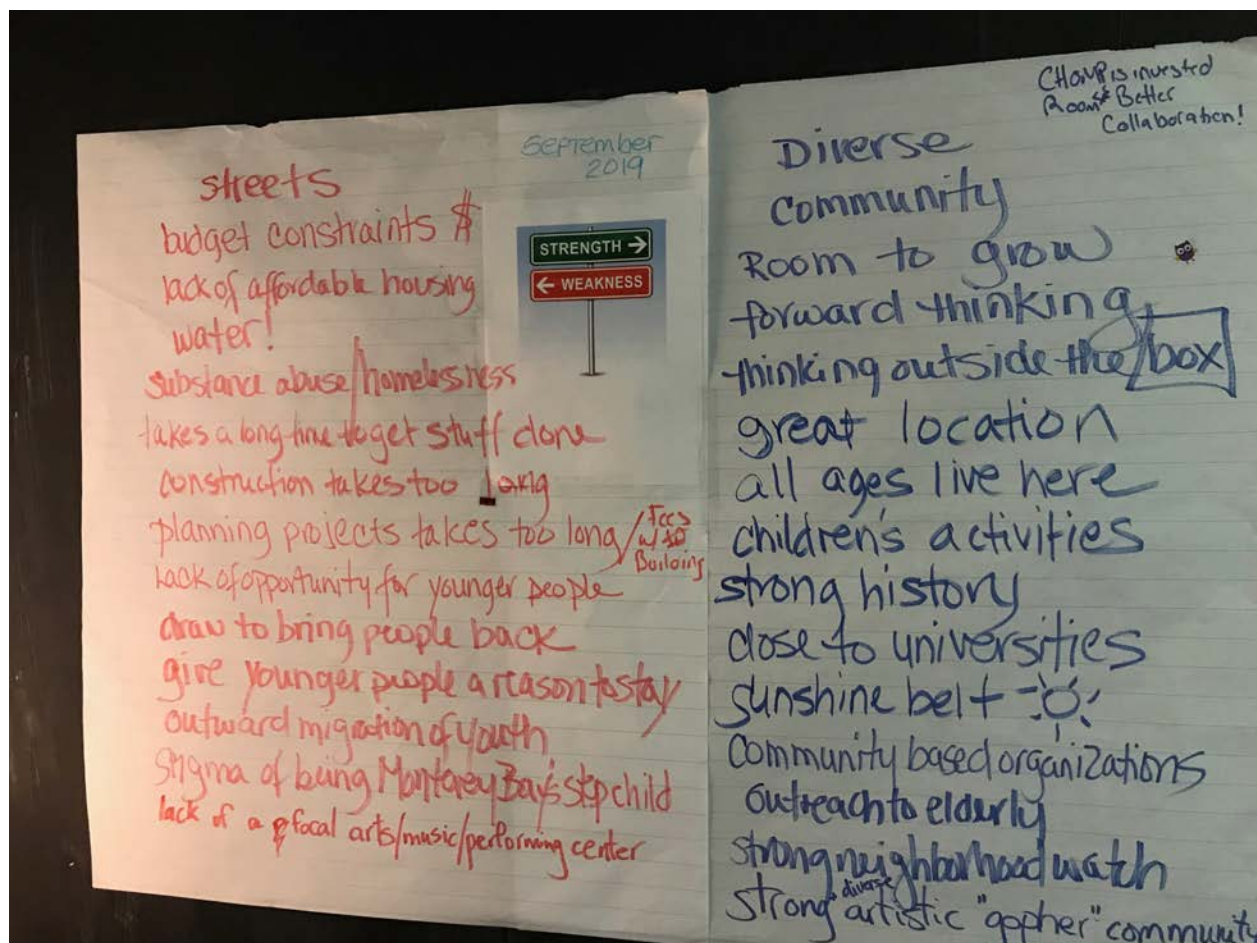
The greatest two challenges the City's CDBG program faces are increasing popularity of the program with an increased volume of applicants coupled with shrinking grant funds and the ability to adequately staff the program within the budget. The City continues to be impacted by the loss of redevelopment funding and a general reduction in grant dollars received. The City has eliminated the use of contract staffing to manage the CDBG grant program, and continues to encourage cross-training staff to assume grants management duties in an effort to redistribute the workload.

Another notable change in overall program management in the past few years has been the increased involvement of the Community Development Advisory Committee (CDAC). In 2012, the CDAC was formed as part of the implementation of City's Citizen Participation Plan. The CDAC has been intimately involved in the determination of the priority needs that guide this Plan and the annual allocation of CDBG funds. The CDAC meets regularly (monthly) as an active and viable part of the planning and management for CDBG funds, providing valuable feedback to staff and ensuring citizen participation.

The CDAC hosts an annual CDBG Community Needs workshop each September. The September 2018 Community Needs Workshop focused on the progress made from the needs determined on November 19, 2013 and September 17, 2014. The September 2019 Community Needs Workshop included a SWOT analysis brainstorm session, followed by hands on feedback placed on maps and exhibits taken from the current Consolidated plan.



9-2019 Current and Future Goals



Weaknesses and Strengths-Brainstorm Board 2019

4. Summary of citizen participation process and consultation process

The following is a summary of the outreach in the last fiscal year of the current Consolidated Plan. On September 5, 2019, the City published a Notice of Community Workshop for the Preparation of the 2020-2022 Application Cycle, the 2020-2021 Action Plan and the 2020-2025 Consolidated Plan update. The Workshop was publicized via social media and the City website. On September 18, 2019, the CDAC held a community workshop to assess the housing and community development needs of the City of Seaside. At this workshop, staff made a presentation about the CDBG program in general and the City's annual planning process. The meeting was live-streamed on the City of Seaside YouTube channel. A survey was also launched on SurveyMonkey to solicit the participation of those who could not attend the September 18 community workshop.

On October 16, 2019, the CDAC considered the results of the September 18 community workshop, online responses received to date. The CDAC did not feel that the 28 responses to the survey were statistically significant, but also noted that the results were consistent with the results obtained by workshop attendees. The CDAC determined priority needs to recommend to the City Council on November 7, 2019

On November 7, 2019, the City published a Notice of Funding Availability (NOFA) and Mandatory Application Workshop, which solicited applications for CDBG-funded programs and projects.

On November 7, 2019, the City Council waived the full presentation of the findings of community needs from the October 16 workshop and instructed staff to proceed on the established timeline.

On November 20, 2019 a proposal workshop was held for interested applicants for the 2020-2022 funding cycle. Twenty-seven representatives from organizations attended a mandatory application workshop held at the Seaside Creates office at 656 Broadway. This cycle, all applications were submitted via the City Data Services portal to streamline the process and allow easier interface with the IDIS system.

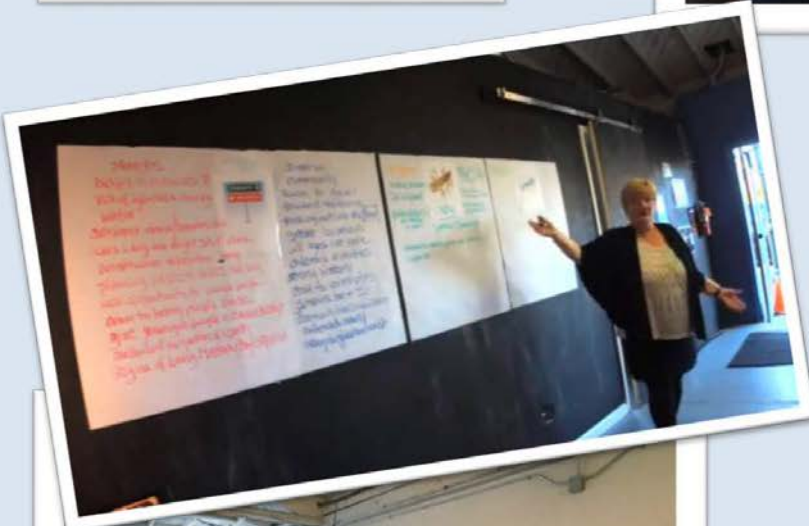
On January 10, 2020, the 2020-2022 CDBG applications were due. The CDAC received instruction on reviewing the applications online through the City Data Services Portal during the January 15, 2020 regular meeting. Applications were also made available to the public on the City Website at <https://www.ci.seaside.ca.us/262/Community-Development-Block-Grant-CDBG>

In March 2020, the CDAC and the Homeless Commission held a joint meeting, to review and form recommendations for CDBG funding for public service applicants and of eligible projects. Due to emergency measures undertaken due to the COVID-19 pandemic, the City requested a waiver from HUD to extend deadlines.

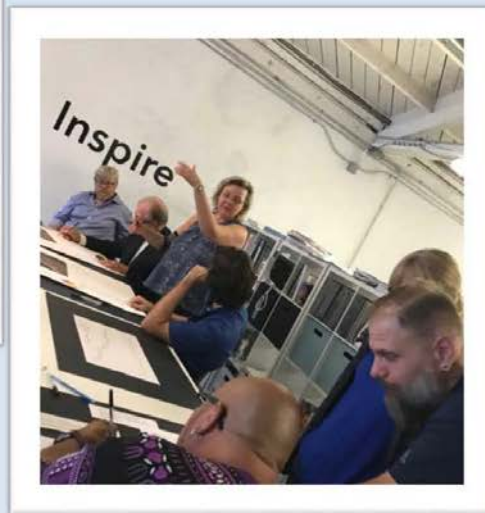
The CDAC held a discussion of the CDBG-CV possibilities on April 27, 2020 via Zoom/YouTube linked <https://www.youtube.com/watch?v=LkPACYItxKA&t=28s>

On May 21, 2020, the City Council considered the reviewers' recommendations and provided direction to staff to complete the draft of the Annual Action Plan prior to the public review period. City Council gave direction on preparation for both the regular CDBG and CDBG-CV action plans on May 21, 2020 with discussion on the two items totaling two hours and 26 minutes. Video link https://www.youtube.com/watch?v=K_PVVnWYDkA discussion starts at 2:05 into the meeting.

The Citizen Participation Plan will be amended and presented at the Public Hearing scheduled for approval of this CON/AAP document, following a HUD approved public comment period



Community
Needs
Workshop
9/18/2019



2019 Community Needs Session Photos




**AVISO DE FINANCIACIÓN
DISPONIBLE Y
TALLER OBLIGATORIO DE
APLICACIONES 2020-2022**

SE ESTÁ AVISANDO que los fondos estarán disponibles a través del Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) del 2020-2022 de la Ciudad de Seaside para las organizaciones sin fin de lucro y para agencias públicas para proporcionar servicios públicos o para mejorar instalaciones públicas. El programa de CDBG está autorizado bajo el Título 1 de la Ley de Vivienda y Desarrollo Comunitario de 1974. Los servicios y las instalaciones deben beneficiar principalmente a personas de bajos ingresos o áreas designadas como bajos ingresos.

Agencias que desean recibir fondos de CDBG 2020-2022 de la Ciudad, deben asistir al taller obligatorio y completar y enviar una solicitud a través del portal en línea de City Data Services. Las aplicaciones deben ser entregadas a más tardar, el 10 de enero del 2020 antes de la 5 p.m. No se aceptarán aplicaciones tardías.

SE ESTÁ AVISANDO que el Comité Consultivo de Desarrollo Comunitario (CDAC por sus siglas en inglés) de la Ciudad de Seaside se reunirá para sostener el taller para aplicaciones de CDBG del 2020-2022 el:

mércoles, 20 de noviembre del 2019, a las 6:30 p.m.
en Seaside Creates, 656 Broadway

Este taller es obligatorio para todas las agencias que desean solicitar financiación de CDBG para 2020-2022. No se aceptarán aplicaciones de agencias que no asistan.

Las aplicaciones que atiendan a las necesidades prioritarias o que sirvan a las poblaciones prioritarias identificadas por el CDAC se clasificarán más alto que aquellas que no lo hacen.

Las agendas de CDAC se publican en el ayuntamiento de la Ciudad de Seaside, en la Biblioteca Pública de Seaside, y en el sitio web de la Ciudad. Por favor, tenga en cuenta las siguientes fechas importantes para la financiación de CDBG 2020-2022. Las fechas están sujetas a

cambio con aviso.

nov. 20, 2019	Aplicaciones de CDBG estarán disponibles en City Data Services
nov. 20, 2019	Taller obligatorio para los solicitantes de CDBG
enero 10, 2020	Último día para entregar las aplicaciones de CDBG en City Data Services, a más tardar a las 5 PM.
febrero 19, 2020	CDAC revisará las solicitudes para dar recomendación al consejo municipal
marzo 20, 2020	El consejo municipal escucha las recomendaciones de CDAC
mayo 7, 2020	Periodo de comentario público de 30 días y el borrador del Plan de Acción anual de CDBG
mayo 15, 2020	Entregar el Plan de Acción a HUD

Para más información o para ser agregado(a) a la lista de los interesados en fondos de CDBG, por favor llame a la Ciudad de Seaside al (831) 899-6734. Comentarios o preguntas escritas pueden ser enviadas a Sharon Mikesell, analista administrativa, Ciudad de Seaside, 440 Harcourt Avenue, Seaside, CA 93955 o por correo electrónico a smikesell@ci.seaside.ca.us.

El taller para aplicaciones se realizará en inglés. Si necesita un traductor, por favor contacte a la secretaria de la Ciudad a lmliton@ci.seaside.ca.us o (831) 899-6707, no menos de dos días de trabajo antes del taller para hacer los arreglos necesarios.

En cumplimiento de la Ley de Estadounidenses con Discapacidades (ADA), la Ciudad de Seaside no discrimina a las personas con discapacidades y es una instalación accesible. Cualquier persona con una discapacidad que requiere una modificación o acomodo para poder participar en este taller se lo pido contactar la oficina de la Secretaría Municipal a lmliton@ci.seaside.ca.us o llame al (831) 899-6707, no menos de dos días de trabajo antes del taller para permitir hacer los arreglos razonables.

Dispositivos de audición asistidos también están disponibles bajo petición.




**NOTICE OF FUNDING
AVAILABILITY &
MANDATORY 2020-2022 CDBG
APPLICATION WORKSHOP**

NOTICE IS HEREBY GIVEN that funding will be made available through the City of Seaside's 2020-2022 Community Development Block Grant (CDBG) program for nonprofit organizations and public agencies to provide public services or make improvements to public facilities. The CDBG program is authorized under Title 1 of the Housing and Community Development Act of 1974. Services and facilities must primarily benefit low-income persons or designated low-income areas.

Agencies wishing to receive 2020-2022 CDBG funding from the City of Seaside must attend the mandatory workshop and complete and submit an application through the City Data Services online portal. Applications will be due January 10, 2020 by 5PM. No late applications will be accepted.

NOTICE IS HEREBY GIVEN that the Community Development Advisory Committee (CDAC) of the City of Seaside will meet to hold the 2020-2022 Mandatory CDBG Application Workshop on:

Wednesday, November 20, 2019, at 6:30 p.m.
Seaside Creates, 656 Broadway

This workshop is mandatory for all agencies who wish to apply for 2020-2022 CDBG funding. Applications from agencies who do not attend will not be accepted.

Applications that address the priority needs or serve the priority populations and areas identified by HUD and the CDAC will be ranked higher than those that do not.

CDAC agendas are posted at Seaside City Hall, at the Seaside Public Library, and on the City's

website. Please note the following important dates for 2020-2022 CDBG funding. Dates are subject to change with notice.

Nov. 20, 2019	CDBG application portal available on City Data Services
Nov. 20, 2019	Mandatory CDBG application workshop
Jan. 10, 2020	CDBG applications must be submitted online through City Data Services portal by 5pm
February 19, 2020	CDAC reviews applications for recommendation to City Council
March 20, 2020	City Council hears CDAC recommendations and directs staff to prepare AAP
May 7, 2020	30-day public comment period concludes with Public Hearing considering draft annual CDBG Action Plan included in the 2020-2025 Consolidated Plan
May 15, 2020	Action Plan due to HUD

For more information or to be included on the CDBG interest list, please call the City of Seaside at (831) 899-6734. Written comments or questions may be sent to Sharon Mikesell, Administrative Analyst, City of Seaside, 440 Harcourt Avenue, Seaside, CA 93955 or by e-mail to smikesell@ci.seaside.ca.us

The application workshop will be conducted in English with a Spanish translator available. In compliance with the Americans with Disabilities Act (ADA), the City of Seaside does not discriminate against persons with disabilities and Seaside Creates is an accessible facility. Any person with a disability who requires a modification or accommodation to be able to participate in this workshop is asked to contact the office of the City Clerk at lmliton@ci.seaside.ca.us or (831) 899-6707, no fewer than two business days prior to the workshop to allow for reasonable arrangements. Assisted listening devices are also available upon request.

seaside_11-07-19

NOFA and Application Timeline 11-19



Seaside Creates @Sea... · 9/19/19 ✓

Did you miss the Community Development Advisory Committee's CDBG Community Needs workshop? Your ideas are still important for our planning efforts! Take the Community Needs survey. surveymonkey.com/r/NYXPYRW Results discussed at CDAC's October meeting!



Twitter outreach for CDBG survey

5. Summary of public comments

The public actively participated in the Community Needs sessions held in September of 2018 & 2019. Applications were reviewed at a 90+ minute joint meeting of the CDAC/Homeless Commission on

March 11, 2020 at the Seaside Creates office. Shelter in Place orders occurred shortly thereafter and a waiver was prepared to extend deadlines.

The CDAC held a discussion of the CDBG-CV possibilities on April 27, 2020 via Zoom/YouTube linked <https://www.youtube.com/watch?v=LkPACYltxKA&t=28s> and the City Council gave direction on preparation for both the regular CDBG and CDBG-CV action plans on May 21, 2020 with discussion on the two items totaling two hours and 26 minutes. Video link https://www.youtube.com/watch?v=K_PVVnWYDkA discussion starts at 2:05 into the meeting. Public comments were emailed and read by the Assistant City Manager/City Clerk into the record.



CDAC officers 2019-2020 on Social Media



Seaside Creates @Sea... · 3/11/20 ✓

Thanks to CDAC & Homeless Commission for reviewing Seaside's CDBG applications in joint special meeting [@City_of_Seaside](#)



Joint Committee reviews applications 3-11-2020

6. Summary of comments or views not accepted and the reasons for not accepting them

Not Applicable

7. Summary

The Consolidated Plan sets funding priorities for the City's CDBG funds for the next five years. Based on an extensive public outreach process including preparation of the Monterey County Joint Analysis of Impediments, priority needs were identified. Five-year goals were established based on these priority needs, as well as findings from Consultations with other agencies, the Needs Assessment, and the Market Analysis. Chapters of the Consolidated Plan are dedicated to each of these sections, followed by the Strategic Plan, and the Annual Action Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SEASIDE	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Seaside Community Development Department serves at the lead agency for the administration of CDBG funds. In 2018, the Community Development Department was re-located in a satellite office/meeting space at 656 Broadway, easily accessible to the downtown businesses and able to host community input meetings such as Seaside Chats, development charrettes, SBDC small business workshops and community volunteer meetings including the Community Development Advisory Committee (CDAC).

Consolidated Plan Public Contact Information

Sharon Mikesell, Administrative Analyst

SMikesell@ci.seaside.ca.us

Mailing Address:

City of Seaside

440 Harcourt Avenue

Seaside, CA 93955

Direct Line :(831) 899-6734

Physical Location: Seaside Creates, 656 Broadway, Seaside, CA 93955

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Seaside worked with the Coalition of Homeless Services Providers (Monterey County designated Continuum of Care (CoC) lead agency), the Monterey County Housing Authority Development Corporation (HDC), housing and service providers, and other local jurisdictions to develop the Consolidated Plan, as described below.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Seaside works collaboratively in all of its housing and community development efforts with other local governments, nonprofits, advocacy groups, and citizens. This collaboration takes place through the City’s cooperation with the Monterey County Continuum of Care (CoC) lead agency Coalition of Homeless Services Providers (CHSP), planning processes such as the City’s Housing Element and Consolidated Plan, and the CoC 10-Year Strategy to End Homelessness. Additionally, the City consulted a variety of agencies, including local and regional nonprofits, government organizations, faith-based organizations, and other organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

Stakeholder surveys (web-based, social media, and paper surveys)
Individual stakeholder consultations
Community meetings
Public hearings
Receipt of written comments

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The CoC’s Coordinator and the Coalition of Homeless Services Providers (CHSP) is in a 10-Year Strategy to End Homelessness, which involves extensive collaboration with the City of Seaside. The City coordinates homeless prevention strategies with the CoC and CHSP. A key element of this strategy is connecting those discharged from public institutions to assistance from agencies addressing housing,

health, social services, employment, education and youth needs. The City also coordinates plans for providing the most needed housing for those who are homeless or at-risk of homelessness. In addition, the City has depended on the CHSP, Monterey County and nonprofit groups to perform social services functions.

The City is also partnering with the Coalition, Community Human Services and Gathering for Women to transform a vacant County owned property in the City into a 50-bed emergency homeless shelter.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Seaside does not receive ESG funds from HUD. The City relies on the County of Monterey and nonprofit groups to perform these social service functions.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Community Partnership for Youth
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Partnership for Youth (CPY) was consulted to understand the needs of children and youth in Seaside. This included an estimate of the number of youths in need of services. The City will strive to work with CPY to make after-school enrichment programs available for children and youth. CPY has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
2	Agency/Group/Organization	Salvation Army Monterey Peninsula Corps
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army was consulted to understand the needs of their transitional housing program in Seaside and services they provide. This included an estimate of the number of families in need of services including financial counseling. The Salvation Army has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings. They are a previous Seaside CDBG subrecipient and did not apply for funding for the upcoming AAP cycle.
3	Agency/Group/Organization	ACTION COUNCIL OF MONTEREY COUNTY
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Action Council of Monterey County/Palenke Arts program was consulted to understand the needs of children and youth in Seaside. This included an estimate of the number of youths in need of services provided in their multi-cultural arts programs. The City will strive to work with Palenke Arts to make after-school enrichment programs available for children and youth. Palenke Arts has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
4	Agency/Group/Organization	Meals on Wheels of the Monterey Peninsula
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meals on Wheels (MOW) was consulted to understand the needs of homebound elderly frail seniors in Seaside. This included an estimate of the number of youths in need of services. The City will strive to work with MOW to make meal delivery programs available for homebound Seaside residents. MOW has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
5	Agency/Group/Organization	Legal Services for Seniors
	Agency/Group/Organization Type	Services-Elderly Persons Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Services for Seniors (LSS) was consulted to understand the needs of seniors desiring legal assistance in Seaside. This included an estimate of the number of seniors in need of services. The City will strive to work with LSS senior legal programs available. LSS has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
6	Agency/Group/Organization	Eden Housing for Council for Hope and Opportunity (ECHO)
	Agency/Group/Organization Type	Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Eden Housing Council for Hope and Opportunity (ECHO) was consulted to understand the needs of fair housing in Seaside. This included an estimate of the number of residents in need of fair housing or tenant/landlord services. The City will strive to work with ECHO to make fair housing programs available. CPY has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings and Analysis of Impediments to Fair Housing outreach sessions.
7	Agency/Group/Organization	Girls Inc. of the Central Coast
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Girls, Inc. was consulted to understand the needs of children and youth in Seaside. This included an estimate of the number of youths in need of services. The City will strive to work with Girls, Inc. to make after-school enrichment programs available for children and youth. Girls, Inc. has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
8	Agency/Group/Organization	Greater Victory Temple Church of God in Christ
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Greater Victory Temple (GVT) was consulted to understand the needs of children, and families in need in Seaside. This included an estimate of the number of persons in need of services. The City will strive to work with GVT to make after-school programs available for youth and their families including some that may be experiencing homelessness. GVT has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
9	Agency/Group/Organization	The Village Project, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Village Project (TVP) was consulted to understand the needs of children and youth in Seaside. This included an estimate of the number of youths in need of services. The City will strive to work with TVP to make after-school enrichment programs available for children and youth. TVP has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
10	Agency/Group/Organization	Boys and Girls Club of Monterey County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys and Girls Club was consulted to understand the needs of children and youth in Seaside. This included an estimate of the number of youths in need of services. The City will strive to work with the Boys and Girls Club to make programs available for children and youth and coordinates activities with adjoining Cutino Park. The Boys and Girls Club has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings

11	Agency/Group/Organization	Community Human Services
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Human Services (CHS) was consulted to understand the needs of persons experiencing substance abuse and homelessness in Seaside. This included an estimate of the number of persons in need of services. The City will strive to work with CHS to make facilities and programs available for persons experiencing these special needs. CHS has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
12	Agency/Group/Organization	Veterans Transition Center
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Partnership for Youth (VTC) was consulted to understand the needs of veterans in Seaside. This included an estimate of the number of veterans in need of services. The City will strive to work with VTC to make housing available for homeless veterans. VTC has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings.
13	Agency/Group/Organization	County of Monterey
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City partnered with Monterey County (Urban County) to prepare a joint Analysis of Impediments. Collaboration included conference calls, meetings and outreach events.
14	Agency/Group/Organization	City of Salinas
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City partnered with the City of Salinas to prepare a joint Analysis of Impediments. Collaboration included conference calls, meetings and outreach events.
15	Agency/Group/Organization	City of Monterey
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City partnered with Monterey to prepare a joint Analysis of Impediments. Collaboration included conference calls, meetings and outreach events.
16	Agency/Group/Organization	Alliance on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Alliance on Aging has participated in CDAC workshops and indicated a need for services for seniors.

17	Agency/Group/Organization	SUN STREET CENTERS
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sun Street Centers has participated in CDAC workshops and indicated a need for substance abuse treatment services and associated homeless/employment challenges.
19	Agency/Group/Organization	Monterey Peninsula Unified School District
	Agency/Group/Organization Type	Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Monterey Peninsula Unified School District (MPUSD) was consulted to understand the needs of persons experiencing educational challenges in Seaside, particularly with the adult school. This included an estimate of the number of persons in need of services. The City will strive to work with MPUSD to make facilities and programs available for persons experiencing these special needs. MPUSD has participated in the CDAC's Community Needs Workshop, many Seaside Creates community outreach events and NOFA potential applicant meetings
20	Agency/Group/Organization	Monterey Peninsula Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Several teams of participants canvassed Seaside Businesses on November 8, 2019 as part of the Chamber's Business Walk. The short in-person survey was able to reach many businesses at their own facility and check in with them, finding their needs and promoting community good will. Many businesses surveyed were non-English speakers.
21	Agency/Group/Organization	Gathering for Women
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Gathering for Women is working with CHS and the City working toward opening a homeless shelter in HUD qualified census tract 137. They have been participating in CDAC activities.
22	Agency/Group/Organization	CASA of Monterey County
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CASA was consulted to understand the needs of foster youth and advocacy in Seaside. This included an estimate of the number of persons in need of services. The City will strive to work with CASA to make facilities and programs available for persons experiencing these special needs. CASA has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
23	Agency/Group/Organization	FOOD BANK OF MONTEREY COUNTY
	Agency/Group/Organization Type	Services-Health Regional organization

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Food Bank of Monterey County not only serves persons directly, they also work with many non-profits receiving grant funds. The City participated in a regional organization tour of their facility in fall 2019 and has reached out to them for coordination of food drives since the inception of the COVID-19 shelter in place impacts. The City will be coordinating with the Food Bank with CDBG-CV activity.

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Seaside encourages consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Leadership Council	The "Lead Me Home" 10-Year Plan to End Homelessness Goals overlaps with the Seaside Strategic Plan in the SP-40 Institutional Delivery Structure and the goal of Access to Social Services.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Seaside coordinated planning efforts with the Housing Authority of the County of Monterey (HACM) and the Cities of Salinas and Monterey in preparation of the joint Analysis of Impediments (approved by all five agencies in 2019). The agencies share information in completing their Housing Elements, Consolidated Plans and other related documents.

Narrative (optional):

The City has experienced an outpouring of support for addressing community needs. Funding is not readily available to serve all the needs of the community. With the unexpected COVID-19 pandemic, health and safety have become even higher priorities and basic human needs of food and shelter are priorities.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Timeline for Consolidated Plan:

- September, 2018 – public workshop at Oldemeyer Center to review the community’s priority needs for the use of CDBG funds from the expiring Consolidated Plan already in progress.
- October 15, 2018 – Community Development Advisory Committee (CDAC) meeting to consider the results of the September 17 workshop starting the groundwork for the Consolidated Plan update.
- September 2019—public workshop at Seaside Creates including a SWOT analysis, updates of the specific needs indicated in the current consolidated plan including needs in the Opportunity Zones, difficult development areas and individual census tracts. An online survey following the September 2019 workshop to which 28 stakeholders responded. Although the CDAC did not feel that the results were statistically significant, they noted that the results were consistent with the feedback received at the workshop
- October 2019—the CDAC met to consider the results of the September 2019 workshop and determine the recommended community needs to be included in the Consolidated plan
- November 7, 2019 – a presentation was agendized for the City Council to review needs recommended during the October CDAC meeting
- November 20, 2019 – mandatory workshop for interested applicants for the 2020-2022 funding cycle

The CDAC was provided access to the City Data Services Portal to review the applications during the January 2020 meeting and was anticipated to review and provide recommendations to Council in February.

Due to unexpected vacancies on the CDAC, our HUD rep indicated that a CDAC joint meeting with the Homeless Commission two groups would meet the HUD approved Seaside plan requirements.

Eight citizen volunteers discussed the applications during the special meeting. 3/11/2020. As was also the case in the 2018, cycle the deliberations were verbal and conducted in a noticed and recorded public meeting. The agenda packet can be accessed at <https://seasideca.civicclerk.com/Web/UserControls/DocPreview.aspx?p=1&aoid=1936>

The meeting can be viewed at <https://www.youtube.com/watch?v=4uKhXZvupFo&t=12s>

Following recommendations from the joint committee, a report was prepared for consideration at City Council on March 19 for direction to staff for items to be included in the Consolidated Plan/AAP. However, due to the COVID-19 pandemic the item was postponed. Seaside submitted a waiver to HUD regarding extension of deadlines on April 6.

The Council discussed the recommendations on Thursday, May 21 during a virtual City Council meeting. A link to the agenda and reports is available at <https://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

City Council recommendations for funding for CDBG video link at https://www.youtube.com/watch?v=K_PVVnWYDkA starting at 2:05 through 3:47. Written public comment received by the City Clerk via email was read into the record above.

CDBG-CV was discussed at the same meeting linked at https://www.youtube.com/watch?v=K_PVVnWYDkA on the following item 3:47 through 4:31. Written public comment received by the City Clerk via email was read into the record above.

These two topics concerning the CDBG program were discussed for a total of 2 hours and 26 minutes during the May 21 virtual City Council meeting.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Newspaper ad was placed on September 5, 2019 for both the CAPER document and the September 18, 2019 Community Needs Workshop. The ad was placed in both English and Spanish in the Monterey County Weekly	over two dozen people attended the Community Needs workshop which included a brainstorming board/SWO T analysis, placement of dots and comments to show how current needs are met and future needs in each census tract	All participation was welcomed.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Community Needs workshop held in September 2018 at Oldemeyer Center and 2019 at Seaside Creates downtown satellite office to review past goals and set new goals. Interactive activities included brainstorming , dots, consideration of past, present and future.	Comments were positive and thoughtful considering the needs of our diverse community.	All comments are appreciated.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	The City of Seaside/Seaside Creates Twitter page highlights activities of the Community and Economic Development teams, including the CDBG program. CDAC meetings are promoted and reported	In general, comments are supportive of City's outreach efforts		https://twitter.com/SeasideCreates

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community	The City of Seaside/Seaside Creates Facebook page highlights activities of the Community and Economic Development teams, including the CDBG program. CDAC meetings are promoted and reported	In general, comments are supportive of City's outreach efforts	N/A	https://www.facebook.com/SeasideCreates/?ref=aymt_homepage_panel&eid=ARBJ-ZgudXbDNKO7PGrAJm--2G6ZPbZfG7FR9D2J6swYqZQKxboQNT49NRXjh1JlawulZpTbFMxdUK24

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Community Development Advisory Committee Meetings are held the third Wednesday of the Month at 6:30 PM. Due to openings on the CDAC, a joint meeting with the Homeless Commission was held on 3/11/2020 to make sub recipient recommendations to City Council.	Public comment is welcomed for all topics at all meetings.	N/A	http://www.ci.seaside.ca.us/160/Community-Development-Advisory-Committee

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The Seaside City Council determines the funding for subrecipients using the recommendations from the committee. The Council directs staff to use the determination for the Annual Action Plan, then holds a Public Hearing on the AAP. The Council meeting was a virtual meeting Zoom/YouTube. See narrative above for link to video	Emailed comments were received by the City Clerk and read into the record of the Virtual meeting held on May 21, 2020 (delayed due to COVID-19 shelter in place and Emergency declarations)	N/A	http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas
Consolidated Plan				SEASIDE		34
OMB Control No: 2506-0117 (exp. 06/30/2018)						

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A Public Hearing on the CON/AAP. Council Meetings have gone to a virtual format due to COVID_19. Meetings are conducted via Zoom and live streamed on the City's YouTube Channel	All comments in virtual meetings must be submitted via email to the City Clerk and read into the record during the meeting. Staff Report and agenda may be accessed in link above. City of Seaside YouTube channel is linked below.	N/A	https://www.youtube.com/channel/UC1Cu7854Ohtjpr_XV1tDvRg

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Plan provides a summary of Seaside's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects. Data came from the 2018 US Census Bureau QuickFacts. A significant portion of the data was prepopulated by HUD into this report. Other sources noted throughout the Consolidated Plan include the Joint Analysis of Impediments prepared for all HUD funding recipients in Monterey County and approved by each participating agency in 2019.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Please note the tables in this section were generated by HUD.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	33,025	34,000	3%
Households	10,369	10,195	-2%
Median Income	\$59,040.00	\$51,704.00	-12%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,200	1,615	2,090	1,185	4,105
Small Family Households	395	725	1,105	485	2,180
Large Family Households	140	365	375	220	380
Household contains at least one person 62-74 years of age	154	245	350	195	895
Household contains at least one person age 75 or older	320	190	210	135	255
Households with one or more children 6 years old or younger	300	620	675	310	570

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	0	4	4	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	85	100	40	15	240	0	0	0	25	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	110	200	195	110	615	0	0	25	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	505	625	420	45	1,595	135	150	160	30	475
Housing cost burden greater than 30% of income (and none of the above problems)	105	255	545	330	1,235	50	20	95	180	345

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	25	0	0	0	25	65	0	0	0	65

Table 7 – Housing Problems Table

Data 2011-2015 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	700	925	655	175	2,455	135	150	185	55	525
Having none of four housing problems	135	350	920	550	1,955	145	190	330	405	1,070
Household has negative income, but none of the other housing problems	25	0	0	0	25	65	0	0	0	65

Table 8 – Housing Problems 2

Data 2011-2015 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	305	625	620	1,550	65	35	140	240
Large Related	105	315	260	680	15	20	55	90
Elderly	149	89	50	288	94	85	60	239
Other	230	130	140	500	10	30	20	60
Total need by income	789	1,159	1,070	3,018	184	170	275	629

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	285	465	285	1,035	50	35	115	200
Large Related	70	250	60	380	0	20	30	50
Elderly	114	65	40	219	75	65	20	160
Other	180	70	40	290	10	30	10	50
Total need by income	649	850	425	1,924	135	150	175	460

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	175	225	185	110	695	0	0	0	10	10
Multiple, unrelated family households	25	75	50	15	165	0	0	25	15	40
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	200	300	235	125	860	0	0	25	25	50

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2009–2013 American Community Survey 5-Year Estimates, about 19% of Seaside households are single-person households. While it is difficult to estimate the number of single-person households in need of housing assistance from the data available, having only one household income increases the probability of needing housing assistance if financial hardship occurs.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2009–2011 ACS, there were an estimated 2,787 persons with disabilities age 5 years old and older. In that group, a total of 1,559 persons with disabilities were between 18 and 64 years old (the working age population), with reported disabilities including ambulatory difficulty (50%) and cognitive difficulty (42%). The Housing Authority continues to work with various service providers to better serve those families with special needs, including the disabled.

Many single women and women with children become homeless as a result of domestic violence.

According to a 2011 census and survey of homeless person in the counties of Monterey and San Benito, domestic violence was found to be the fifth most common event or condition that led to homelessness. About one in ten (12%) of those surveyed stated that family and domestic violence was responsible for their current episode of homelessness.

What are the most common housing problems?

Cost burden and lack of available housing are the core problems in Seaside. Of households below the AMI, 1,025 pay more than 30% of their income to housing and another 1,725 pay more than 50% toward housing. This can contribute to overcrowding, as people find roommates to reduce the cost. Low vacancy rates in the area further exacerbate crowding, as the low vacancy rate makes it difficult to find available and affordable homes. Overcrowding has dropped by 8.8% since 2000, but is still an issue at 10.4%.

Are any populations/household types more affected than others by these problems?

Small, related households who rent and earn less than 50% of the median income are far more likely to have a cost burden of more than 50% of income. Small, related households who rent with incomes at 50%–80% of the median income are much more subject to both overcrowding and a cost burden of more than 30% of their income. Rental households of all income levels are much more likely to have inadequate housing problems than those who own their homes.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

There are 280 households in the extremely low income (ELI) category that have children 6 years old or younger. Being in the ELI category with small children is especially perilous, putting them at imminent risk of housing instability and homelessness. According to Table 3, there were 110 ELI renter and 35 owner households that were overcrowded. In addition, 190 ELI renter households and 80 ELI owner households had a cost burden, spending 50% or more of their income on housing. Seaside is not providing receiving rapid re-housing assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. These factors are further compounded by job loss and a high unemployment rate and personal circumstances such as health conditions, mental illness, substance abuse, and trauma.

Discussion

Page 58 of the Monterey County Joint AI states that Seaside has moderate home prices compared to the rest of the County, but the prices are showing an increasing trend.

The Monterey Bay area is viewed as a very desirable place to live and, consequently, housing costs have become increasingly less affordable over the years.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

These are HUD-generated tables unless noted otherwise. Columns may not add up because not all races are included in the table per HUD, and race and ethnicity (Hispanic) are enumerated separately by the US Census Bureau. The universe of households is presented in these tables first by race, then by the total households (all races) who indicated Hispanic ethnicity.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	990	130	90
White	255	50	30
Black / African American	185	25	25
Asian	95	10	10
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	410	45	25

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,350	270	0
White	385	130	0
Black / African American	90	24	0
Asian	115	25	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	740	85	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,480	610	0
White	605	290	0
Black / African American	65	19	0
Asian	95	90	0
American Indian, Alaska Native	15	0	0
Pacific Islander	50	0	0
Hispanic	625	215	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	740	445	0
White	355	185	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	70	34	0
Asian	60	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	35	10	0
Hispanic	205	155	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

	Owner Occupied	Renter Occupied
Total Units	3903	6225
Overcrowded	112	636
Severely Overcrowded	45	317
%	4.0%	15.3%

Table 17 - Overcrowding in Seaside from Monterey County AI

Discussion

Countywide, 73 percent of low and moderate-income households were affected by a housing cost burden, of which 43 percent were paying at least 50 percent of their income towards housing. In Monterey, Salinas, and Seaside, similar proportions of low and moderate-income households were experiencing housing cost burdens. About 25 to 35 percent are experiencing a cost burden, while another 40 to 55 percent are experiencing a severe cost burden of at least 50 percent of their income spent on housing cost.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A household is considered to have severe housing problems when their home lacks complete kitchen or plumbing facilities, when there is more than one and a half persons per room, or when a severe cost burden (50% or more of income toward housing) exists.

For purposes of this Consolidated Plan, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

A disproportionately greater need of households experiencing one or more of four severe housing problems will be assessed at the extremely low-income level (0%–30% of the area median income – AMI), the very low-income level (30%–50% AMI), and the low-income level (50%–80% AMI).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	835	280	90
White	195	110	30
Black / African American	140	70	25
Asian	60	45	10
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	410	45	25

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,075	540	0
White	355	155	0
Black / African American	60	55	0
Asian	90	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	545	275	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	840	1,250	0
White	300	595	0
Black / African American	45	34	0
Asian	80	105	0
American Indian, Alaska Native	0	15	0
Pacific Islander	10	40	0
Hispanic	390	445	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	230	955	0
White	85	455	0
Black / African American	4	105	0
Asian	20	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	45	0
Hispanic	125	230	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Countywide, 73 percent of low and moderate-income households were affected by a housing cost burden, of which 43 percent were paying at least 50 percent of their income towards housing. In Monterey, Salinas, and Seaside, similar proportions of low and moderate-income households were experiencing housing cost burdens. About 25 to 35 percent are experiencing a cost burden, while another 40 to 55 percent are experiencing a severe cost burden of at least 50 percent of their income spent on housing cost.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing cost burden is defined as a household spending more than 30% of its gross income on housing expenses. A severe cost burden exists when a household expends more than 50% of its gross income on housing expenses.

A disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	5,080	2,515	2,510	100
White	2,420	1,120	935	30
Black / African American	490	205	235	25
Asian	630	195	215	10
American Indian, Alaska Native	10	15	0	0
Pacific Islander	60	85	40	0
Hispanic	1,310	735	1,040	35

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

The above table was produced by IDIS/HUD default data. Per the Analysis of Impediments information, Countywide, 73 percent of low and moderate-income households were affected by a housing cost burden, of which 43 percent were paying at least 50 percent of their income towards housing. In

Monterey, Salinas, and Seaside, similar proportions of low and moderate-income households were experiencing housing cost burdens. About 25 to 35 percent are experiencing a cost burden, while another 40 to 55 percent are experiencing a severe cost burden of at least 50 percent of their income spent on housing cost.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

None Identified

If they have needs not identified above, what are those needs?

None identified

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

A racial/ethnic concentration is considered to exist when a racial/ethnic group's percentage in a certain area is greater than that of the group's overall population percentage in the community. A high concentration is present when the group's population in an area is double or more the group's percentage representation in the community. Census tracts 136 and 137 have the highest concentration of Hispanic or Latino origin populations.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the County of Monterey (HACM) administers the Public Housing and Housing Choice Voucher programs on behalf of jurisdictions in Monterey County. The table below provides information for the entire county. According to HUD (see Totals in Use), 3,595 Housing Vouchers are used countywide.

Specific information on the race/ethnicity of the public housing residents and voucher recipients, their household characteristics, and special needs is available only for the entire county. Specific information is not available for the City of Seaside. In general, households being assisted with public housing, Housing Choice Vouchers, and other Housing Authority programs earn extremely low income (less than 30% of the county Area Median Income). The majority of those households assisted are Hispanic, and many include household members with disabilities.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of unit vouchers in use	0	0	566	3,595	241	3,230	72	43	0

Table 23 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	17,604	15,599	14,579	15,701	11,802	15,814
Average length of stay	0	0	7	7	2	7	0	5
Average Household size	0	0	3	2	2	2	1	3
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	140	1,113	67	1,030	15	1
# of Disabled Families	0	0	84	916	64	816	28	8
# of Families requesting accessibility features	0	0	566	3,595	241	3,230	72	43
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	528	3,196	222	2,877	48	40	0
Black/African American	0	0	27	266	12	230	21	3	0
Asian	0	0	3	82	1	80	1	0	0
American Indian/Alaska Native	0	0	5	38	4	33	1	0	0
Pacific Islander	0	0	3	13	2	10	1	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	480	2,222	138	2,036	10	29	0
Not Hispanic	0	0	86	1,373	103	1,194	62	14	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Sharon Miksell, the Administrative Analyst
Official's Name Official's Title

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the County of Monterey
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

City of Seaside
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA is consistent with the consolidated plan. We have worked as a partner with HACM on the joint Analysis of Impediments approved by all 5 agencies receiving HUD funds in 2019.
in Monterey County

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official <u>Sharon Miksell</u>	Title <u>Administrative Analyst</u>
Signature <u>Sharon Miksell</u>	Date <u>February 25, 2020</u>

HACM statement of consistency

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Five-Year Annual Plan outlines the Housing Authority's plan for addressing the housing need of families in the jurisdiction and on the waiting list for the upcoming year. The waiting list for HCV and Family Public Housing programs is now closed. The Housing Authority continues to issue new vouchers depending on available funding.

HOUSING CHOICE VOUCHER WAITING LIST (SECTION 8):

Current Housing Choice Voucher Waiting List Status: **CLOSED**

Last Opened: October 16, 2017 through October 31, 2017 – Applications were accepted **ONLINE ONLY**

The Housing Authority will announce the next opening of the HCV Wait List in the following newspapers:

- *The Californian*
- *Monterey Herald*
- *South County News*
- *Monterey County Weekly*
- *Seaside Post News Sentinel*
- *El Sol*

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Low- and moderate-income Housing Choice Voucher (HCV) participants clearly need continued access to housing assistance. Many HCV program participants also need help to maintain their stability in housing, including family self-sufficiency, case management, and access to mental health and disability services.

Eligibility for a rental voucher is determined by HACM based on the total annual gross income and family size and is limited to U.S. citizens and specified categories of non-citizens who have eligible immigration status. In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. Median income levels are published by HUD and vary by location. HACM can provide the income limits for an area and family size.

During the application process, HACM will collect information on family income, assets, and family composition. HACM will verify this information with other local agencies, your employer and bank, and will use the information to determine program eligibility and the amount of the rental assistance payment.

If HACM determines that your family is eligible, the HA will put your name on a waiting list, unless it is able to assist you immediately. Once your name is reached on the waiting list, HACM will contact you and issue to you a rental voucher.

How do these needs compare to the housing needs of the population at large?

While the challenging economy poses obstacles for many families, needs are generally more acute among low-income families. Once 30% of the household's income is paid for housing costs, little remaining income is available for other household expenses.

Discussion

Existing housing challenges combined with the economic impacts of the 2020 COVID-19 pandemic indicate that the challenges will evolve during the Consolidated Plan period. The City will explore possibilities to meet the community's needs as they become available.

NA-40 Homeless Needs Assessment – 91.205(c)

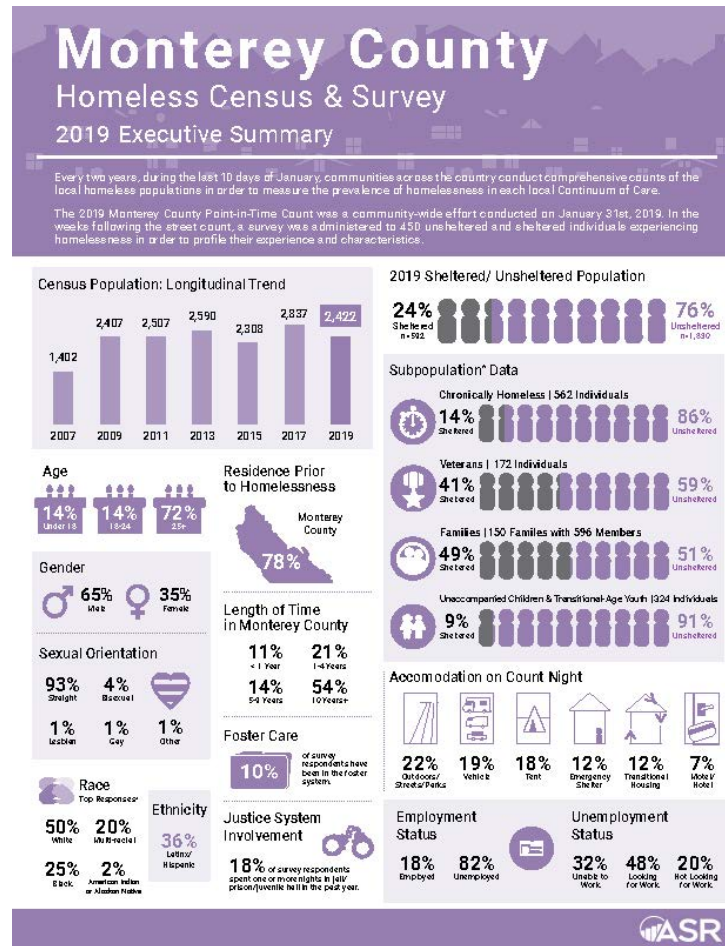
Introduction:

A Point-in-Time Survey was conducted on January 31, 2019, which included sheltered and unsheltered homeless persons in Monterey County. This survey provided an extensive amount of insight to the characteristics and needs of the county's homeless population, including demographics, living situation both at the time of the survey and prior to becoming homeless, and other data that will help assess the needs of individuals experiencing homelessness. Monterey County joins agencies across the country to conduct a point-in-time count every two years in order to measure the prevalence of homelessness in each local Continuum of Care. Over half of the homeless (61%) were over 41 years of age.

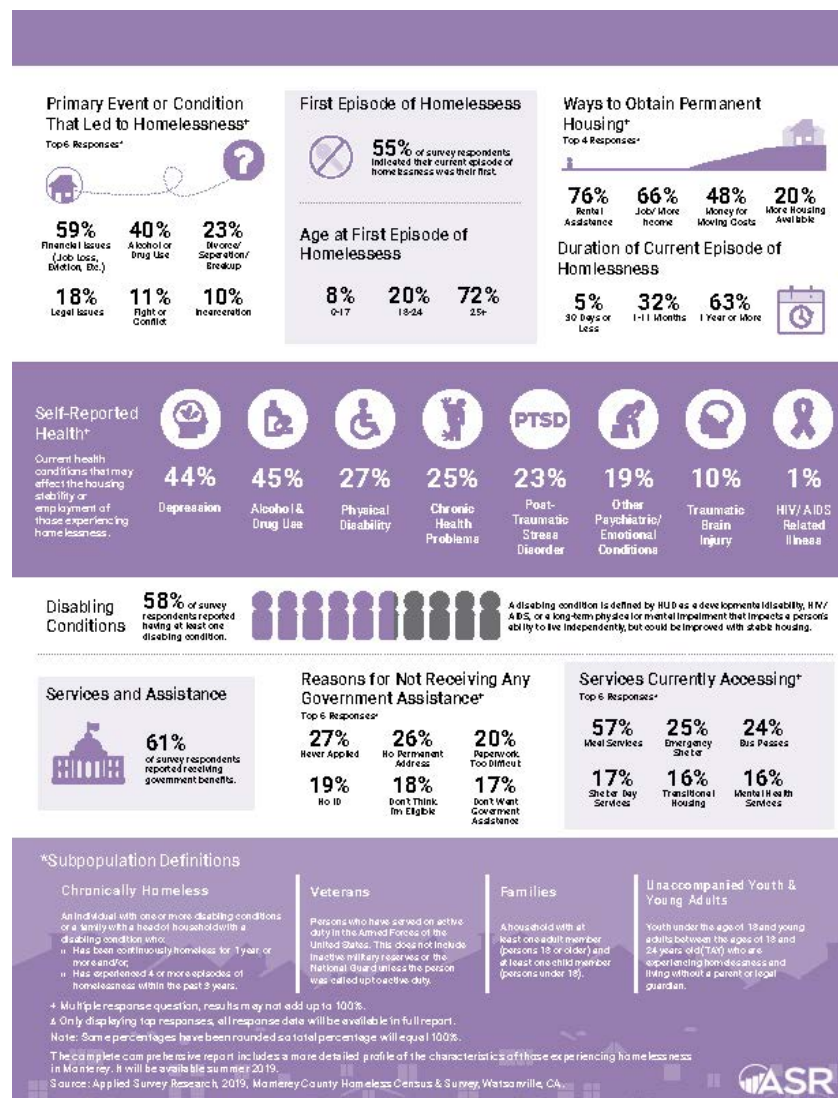
Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Data Source Comments: Monterey County Homeless Census & Survey 2019 can provide countywide data. Information on the local level is not readily available.



2019 Monterey County Homeless Census



Monterey County Homeless Census pg 2

Indicate if the homeless population is: Has No Rural Homeless

Consolidated Plan

SEASIDE

59

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The City of Seaside has no rural homeless.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:



Rep. Jimmy Panetta

February 14 at 6:09 PM · 🌐

As part of my tour with Seaside Human Services, Rob Rapp, the development director, took me to Casa de Noche Buena, a new development that was recently approved in Seaside and will be partially developed using HEAP grant funds, a program that I continue to work to fund in Congress.

This will be a homeless shelter for women and families with children, and hopefully open within the year. Women and families will be given stability of a healthy place to live while being connected with Services at Gathering for Women.

It's wonderful to see how these federal funds are being used in our community- from my work to get funds appropriated in Congress to seeing these plans and blue prints, and soon helping our community members. I look forward to seeing it when it is completed.



👍❤️ 47

4 Comments 6 Shares

Progress on new Homeless Shelter 2020



Little Free Library and Pantry example at the Seaside Creates office



**Community Human Services is with
Community Foundation for
Monterey County and 2 others at
Casa De Noche Buena.**

Yesterday at 8:56 AM • Seaside •

Community Human Services and Gathering for Women announce the virtual groundbreaking of Casa de Noche Buena, the peninsula's first homeless shelter for women and families with children. Casa de Noche Buena shelter will provide approximately 30 shelter beds each night, as well as comprehensive case management. Construction on the shelter has begun and the rehabilitation is projected to take five months. We hope to welcome our first guests in November 2020!



Casa de Noche Buena



Write a comment...



Homeless Shelter to open 2020

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Children in families experiencing homelessness have an increased incidence of illness, and are more likely to have emotional and behavioral problems, than children with consistent living accommodations.

Many veterans experience conditions that place them at an increased risk for homelessness. Veterans have higher rates of post-traumatic stress disorder (PTSD), traumatic brain injury, sexual assault, and substance abuse. Veterans experiencing homelessness are more likely to live on the street than in shelters and often remain on the street for extended periods of time. Seaside was home to the former Fort Ord, and many veterans call this area home.

Homeless needs are being addressed by construction of Casa de Noche Buena for women and children (scheduled opening late 2020) and transitional housing duplexes renovated by the Veterans Transition Center (including some CDBG funding). The Homeless Committee is encouraging residents to place "Little Free Pantries and Little Free Libraries" on their properties to help those in need.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In the Monterey County point in time census, 50% of the homeless identified as white, 36% as Hispanic/Latinx, 25% as Black or African-American. By gender: 65% identified as male, 35% female and less than 1% transgender.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The City of Seaside is actively addressing the homelessness crisis by instituting a Safe Parking program ordinance and using HEAP funding to create shelter facilities for women and children which will open on Olympia Avenue (in HUD Qualified census tract 137) during this Consolidated Plan.

Discussion:

Along with its community partners, the Monterey County Department of Social Services provides a broad range of innovative and creative services designed to protect, promote, and achieve healthy individuals, families, and communities. The department administers over 70 programs that daily serve an estimated 100,000 Monterey County residents. The programs include mental health and substance abuse, among others. The goal is to protect and improve the well-being of individuals and families who reside in Monterey County, especially those who cannot protect themselves. Their programs serve adults, children, families, veterans, people with disabilities, and the elderly.

The Monterey County Department of Social Services, Area Agency on Aging produces a yearly Resources Guide of the Aging & Disability Services Network, which provides a full list of nonprofit, government, and for-profit services available to those in need in the county.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Due to their special circumstances, they are more likely to be low income. These groups include the following:

- Elderly households
- Persons with disabilities and developmental disabilities
- Large households
- Female-headed households

Describe the characteristics of special needs populations in your community:

Elderly Households

The elderly face unique housing circumstances due to three factors: a limited or fixed income; health care costs; and disabilities. Many seniors are retired and/or living on fixed incomes and may not be able to afford major home repairs or large increases in rent. Because of these factors, seniors have special needs for affordable housing and special services.

The Monterey Area Agency on Aging acknowledges the need for housing for seniors. For this group, housing not only must be affordable due to fixed incomes but must also be accessible, with hardware in the bathroom and other areas.

Persons with Disabilities and Developmentally Disabled

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability.

Developmentally disabled residents suffer from disabilities that require living in an institutional setting.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely developmentally disabled require medical attention and physical therapy. As a result of these conditions, persons with disabilities have special housing needs.

Large Family Households

Large households, defined as having five or more members, often require special housing needs due to a limited supply of adequately sized, affordable housing units.

Lower income large renter households usually face a number of housing problems, including cost burden, overcrowding, and deteriorated housing conditions.

Female Headed Households

Single parent households generally and female headed households in particular often require special assistance as a result of their greater need for affordable housing and accessible day care, health care, and other supportive services. As a result of having lower household income, female headed households in particular have limited housing options and restricted access to supportive services.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly Households

Senior housing needs may be more problematic to meet than the needs of other residents since seniors are often living on a fixed income and many have special housing and care needs, primarily resulting from physical disabilities and limitations, income, and health care costs. Additionally, senior households have other needs to help preserve their independence, including protective services to maintain their health and safety, in home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance.

Persons with Disabilities and Developmental Disabilities

Persons with disabilities may have special housing needs because of health costs, fixed or limited incomes, and/or a lack of accessible and affordable housing. A disability is broadly defined by state and federal agencies as any physical, mental, or emotional condition that lasts over a long period of time, makes it difficult to live independently, and affects one or more major life activities. A number of housing types are appropriate for people living with a developmental disability, including rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 housing, and HUD housing.

Large Family Households

Large households of five or more members need larger units with four or more bedrooms.

Female Headed Households

Female headed households may have special housing needs due to limited income and child day care requirements. These special needs particularly affect female householders with children because their incomes tend to be lower than male householders. Single parent households generally have a higher ratio between income and living expenses. Therefore, finding affordable, decent, and safe housing is often more difficult for single parent households.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

HIV infection can generally be broken down into three distinct stages: primary infection, clinical latency when symptoms may subside, and progression from HIV to AIDS. Statistics from the Monterey County Health Department report that in 2017, there were 50 new cases of HIV in Monterey County. Over the past ten years ending in 2017, there has been a 25% increase in new diagnoses and in the past five years a 79% increase in new diagnoses. The Monterey Peninsula has a 9.6% rate per 100,000 population 2016-2018.

Central Coast HIV/AIDS Services provided free and anonymous testing for high-risk individuals, as well as supportive services, housing assistance, and counseling and therapy services until their closure in the summer of 2015.

Discussion:

Local data regarding HIV cases in Monterey County is available at <https://www.co.monterey.ca.us/government/departments-a-h/health/diseases/hiv-aids/hiv-local-data>

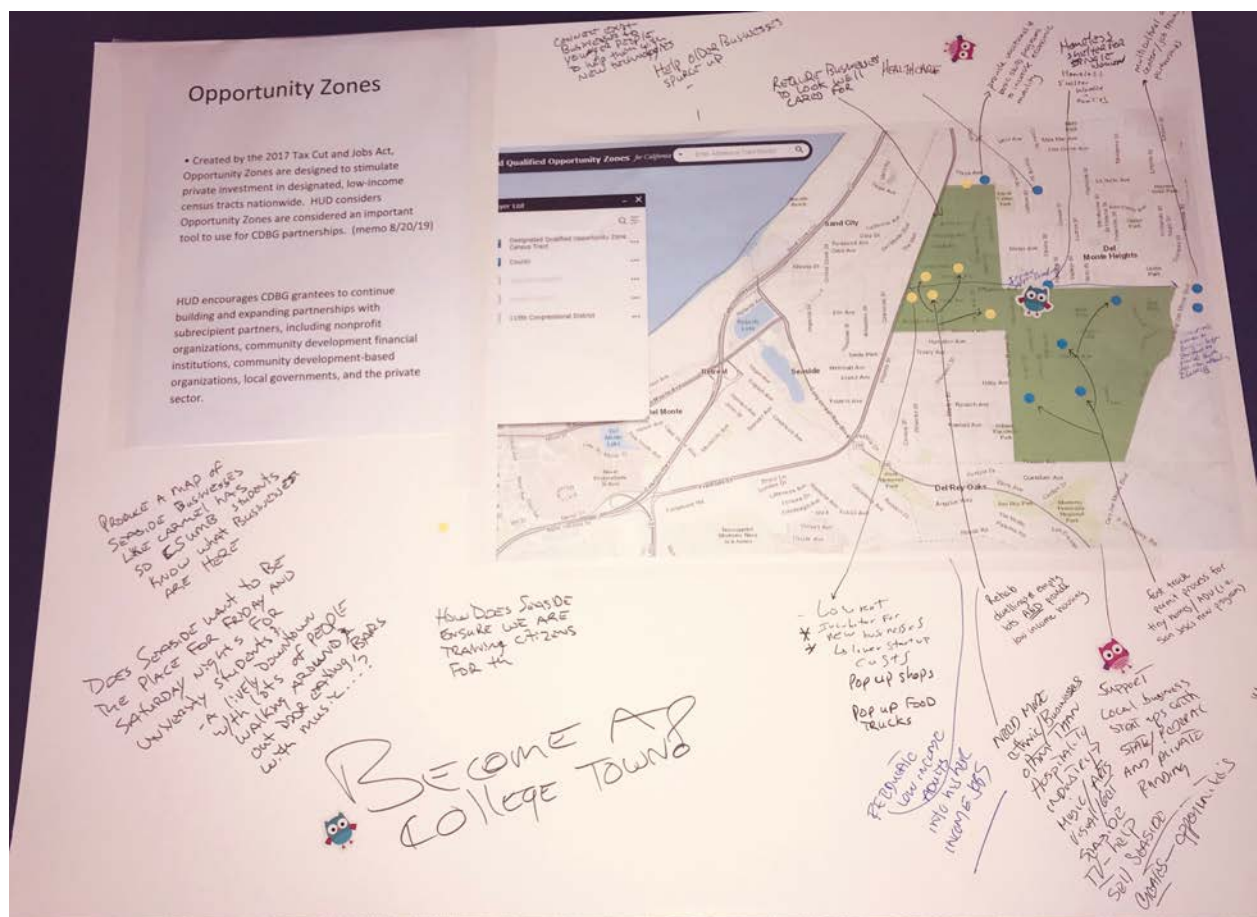
NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Improving parks and community service facilities are among the top priorities of the community. The City continues to be committed to improving the Boys and Girls Club Seaside Clubhouse, Community Human Services' Genesis House, and upgrading accessibility for park locations in Seaside. New infrastructure needs include facility improvements like modular rehab and addition of a garden classroom at the Monterey Adult School run by the Monterey Peninsula Unified School District. The Veterans Transition Center is not only addressing blighted buildings, but converting abandoned duplexes on the former Fort Ord into transitional housing for homeless Veterans

How were these needs determined?

Community needs workshops are hosted by the Community Development Advisory Committee yearly. During the 2018 and 2019 Community Needs workshops, the CDAC focused on outcomes from the 2015 Consolidated Plan and moving forward in the new 2020 Consolidated Plan. Participants used brainstorming Boards, mapping, adding notes to the existing plan on posters and more.



Community feedback on Opportunity Zones Sept 2019

Describe the jurisdiction's need for Public Improvements:

The City of Seaside has a Capital Improvement Program that is developed in conjunction with the Transportation Association of Monterey County (TAMC).

How were these needs determined?

Public improvement and public services needs to be addressed through CDBG funding were identified through the above-mentioned community workshop, meetings, and consultation with public service organizations and agencies including outreach for Seaside's General Plan Update. The City looks for a variety of funding sources for projects.

CITY of SEASIDE
MEASURE X FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FOR YEARS 2018 – 2022

Exhibit A

YEAR 1

Project	Description & Phase	Total Cost	Measure X	PCI
Residential Streets	Phase 1 – Remove & Replace Failed Road Sections on Harcourt between Fremont & Prospect and on Trinity between Fremont & Noche Buena	\$400,000	\$400,000	<50
Bike Safe Grates	Phase 1 – Construct bike safe grates	\$200,000	\$200,000	n/a
Totals:		\$600,000	\$600,000	

YEAR 2

Project	Description & Phase	Total Cost	Measure X	PCI
Residential Streets	Phase 2 – Remove & Replace Failed Road Sections on Hamilton between Fremont & Noche Buena and on Sonoma between Fremont & Noche Buena	\$430,000	\$430,000	<50
Playa Ave	Phase 1 – Design ADA Upgrades from Del Monte Blvd to Frontage Road	\$100,000	\$100,000	<50
Totals:		\$530,000	\$530,000	

YEAR 3

Project	Description & Phase	Total Cost	Measure X	PCI
Playa Ave	Phase 1 – Construct ADA Upgrades from Del Monte Blvd to Frontage Road	\$300,000	\$300,000	<50
Residential Streets	Phase 3 – Remove & Replace Failed Road Sections on Amador between Fremont & Noche Buena and on Elm between Fremont & Noche Buena	\$500,000	\$500,000	<50
Totals:		\$800,000	\$800,000	

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Capital Improvement Program 2018-2020

**CITY of SEASIDE
MEASURE X FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FOR YEARS 2018 – 2022**

YEAR 4

Project	Description & Phase	Total Cost	Measure X	PCI
Residential Streets	Phase 4 – Remove & Replace Failed Road Sections on Residential Streets	\$500,000	\$500,000	<60
Hilby Ave	Phase 2 – Design ADA Upgrades between Yosemite & Mescal	\$100,000	\$100,000	<50
Totals:		\$600,000	\$600,000	

YEAR 5

Project	Description & Phase	Total Cost	Measure X	PCI
Residential Streets	Phase 5 – Remove & Replace Failed Road Sections on Residential Streets	\$200,000	\$200,000	<60
Hilby Ave	Phase 2 – Construct ADA Upgrades between Yosemite & Mescal	\$400,000	\$400,000	<60
Totals:		\$600,000	\$600,000	

DEFINITIONS OF REQUESTED INFORMATION:

1. Project: The title of the project to receive Measure X funding.
2. Description & Phase: A general description of the project and the phase (e.g. Environmental; Design; Right-of-Way; or Construction) that will be funded in the given year.
3. Total Cost: The total cost of the project.
4. Measure X: The amount of Measure X funding that will be expended on the project.
5. PCI: The Pavement Condition Index for the roadway, from the local jurisdiction's Pavement Management Program.

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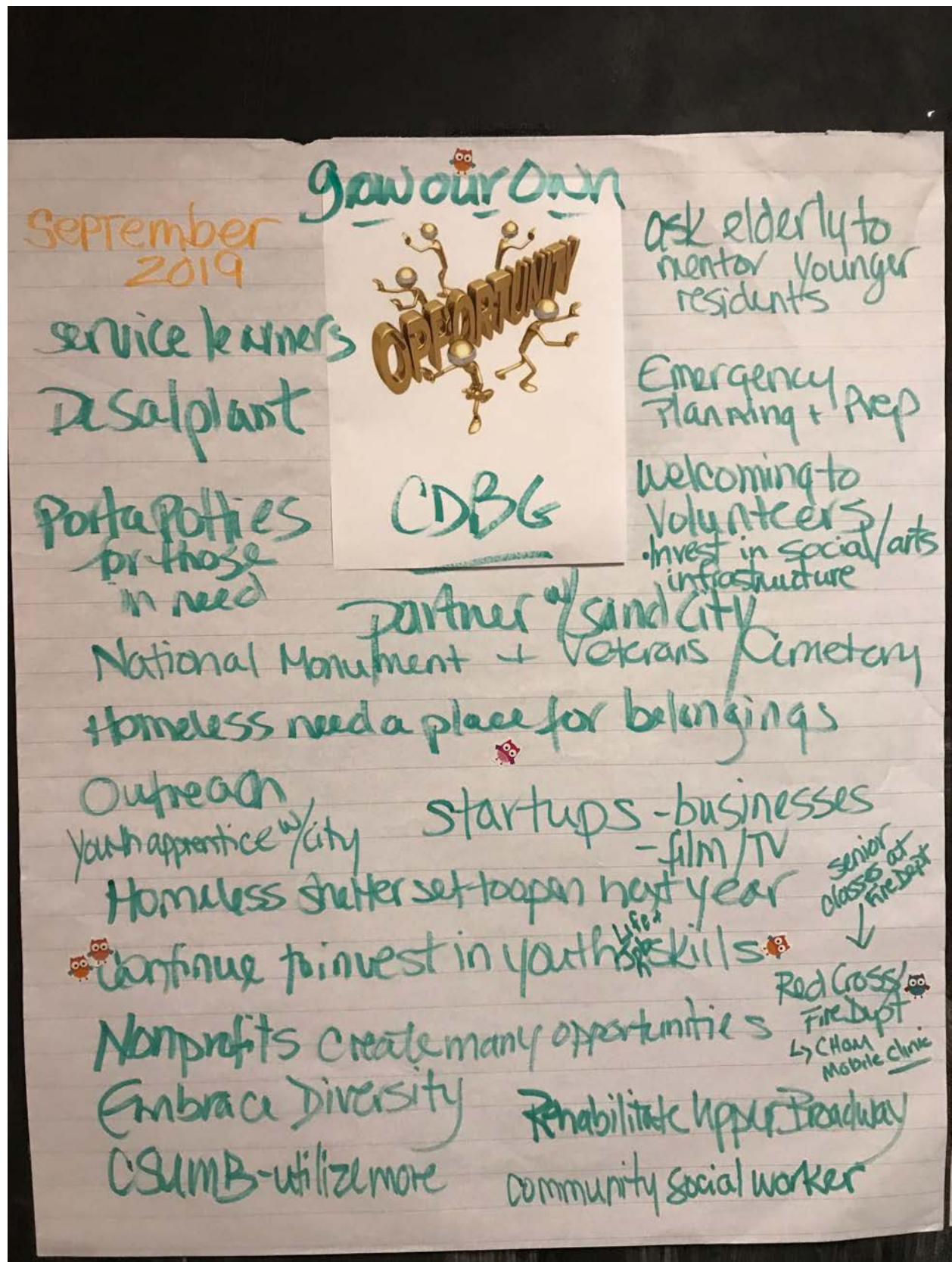
Capital Improvement Program 2021-2022

Describe the jurisdiction's need for Public Services:

The City's Community Development Advisory Committee (CDAC) examined special needs groups who may have more difficulty finding housing and require specialized services or assistance, and who are more likely to be low income due to their special circumstances. Youth and the elderly are consistently high priority groups

How were these needs determined?

Public improvement and public services needs were identified through the above-mentioned community workshop, meetings, and consultation with public service organizations and agencies. In addition, public service priorities were development based on input from the CDAC. The CDAC is part of the Citizen Participation Plan for the Community Development Block Grant Program (CDBG) and assists with evaluation and assessment of proposed and implemented programs to meet community needs at both citywide and neighborhood levels and to develop realistic goals and objectives to meet identified needs and assist in the implementation of the CDBG program and any modifications as determined by community assessment and HUD program requirements. The CDAC's recommendations are presented to the City Council for their action.



Brainstorming Opportunities Sept. 2019

Housing Market Analysis

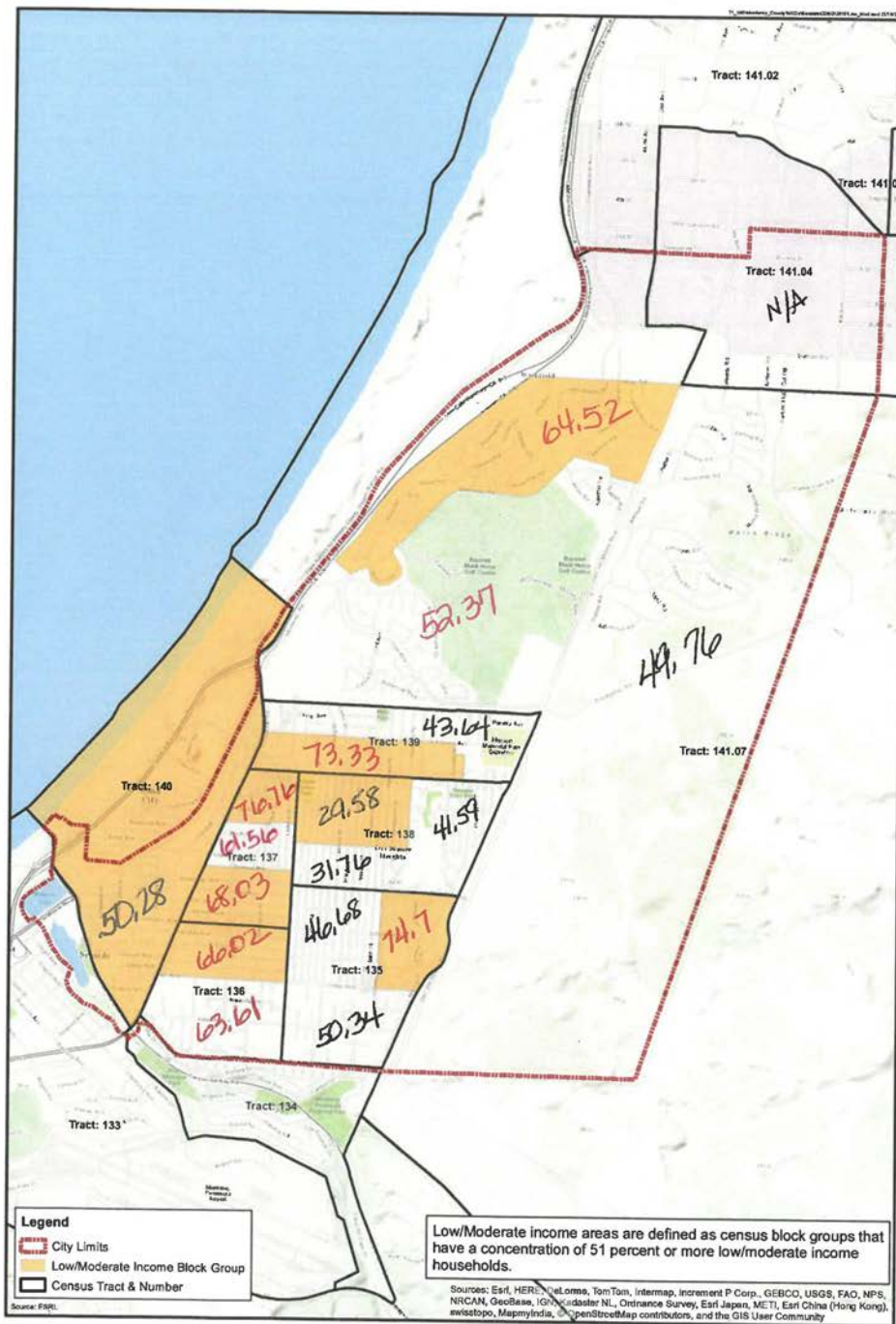
MA-05 Overview

Housing Market Analysis Overview:

The purpose of this section of the Plan is to provide a clear picture of the environment in which the City will administer its CDBG program over the term of the Plan. The Market Analysis includes the following sections:

- Number of Housing Units, Cost of Housing, Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with default data from HUD.



low/mod % in Census Tracts
Released 5/20/2019

HUD eligible → over 51% Lm

Low/Mod Census Tracts 2019

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The data prepopulated by HUD as seen below indicates that there are 10,865 residential units in Seaside. Most categories of "number of units" saw an increase since the last Consolidated Plan. However, the numbers of mobile homes and detached structures have declined enough to show a slight overall decrease in total number of units from 10,925 to 10,865.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,630	61%
1-unit, attached structure	1,360	13%
2-4 units	1,210	11%
5-19 units	1,000	9%
20 or more units	315	3%
Mobile Home, boat, RV, van, etc.	350	3%
Total	10,865	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	335	5%
1 bedroom	115	3%	975	16%
2 bedrooms	800	20%	2,145	34%
3 or more bedrooms	3,020	77%	2,805	45%
Total	3,935	100%	6,260	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Since 1975, when the City started receiving CDBG funds, the City has used some its funds to assist units, through rehabilitation of existing housing units, down payment assistance for first-time homebuyers, and completion of urban renewal programs.

The City strives to direct the majority of its available resources to the development of new affordable housing. When prioritizing the income levels to be assisted by the new housing units, the City uses the Regional Housing Needs Allocation (RHNA) as a gauge. Based on the RHNA for 2014–2023, the total projected housing need is 393 units broken down by income category as follows: 47 extremely low, 48 very low, 62 low, 72 moderate, and 164 above moderate. Since 2014, 71 above moderate income single family units and 12 above moderate income multifamily units have been completed, are under construction or are permitted.

The Ascent project recently approved to be built at Broadway and Terrace will have 20% affordable units included in the 100+ total units. The Campus Town project kicked off in earnest in 2018 with a series of design charrettes and the Environmental Impact Report was reviewed by the City Council in March 2020. Construction is expected to begin on this multiphased project during this Consolidated Plan.

In order to produce affordable housing, the City has an inclusionary housing ordinance. The ordinance requires that for all new developments, at least 20% of new units constructed must be restricted for occupancy by moderate-, low-, or very low-income households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

State housing element law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions and the development of programs aimed at their preservation. There are two affordable housing projects subsidized through HUD Multi-family and HUD Public Housing programs. It is not anticipated that The Hannon Seaview complex or Del Monte Manor will lose their rent restrictions.

The City will continue the practice of using Affordable Purchase/Rental Housing Agreements to secure the affordability of housing on a long-term basis.

Does the availability of housing units meet the needs of the population?

Seaside has some of the lowest housing costs on the Monterey Peninsula. A simple way of ensuring housing units meet population needs is having a wide diversity of housing types at a range of prices. Seaside has a strong mix of owner and renter units, with varying numbers of bedrooms.

Describe the need for specific types of housing:

Housing needs of households within the 30%–80% income group with a housing cost burden greater than 30% are identified as a high priority in the Plan due to the large number of low-income households with housing problems. Another high priority is increasing affordable housing and maintaining the existing housing stock. The City will address affordable housing needs of low-income households by encouraging developers to build deed-restricted affordable housing units for purchase by low/mod residents and encouraging more rental assistance to reduce the cost burden to low-income renters

Discussion

Several new housing developments have very recently come before the Board of Architectural Review and Planning Commission that will include affordable units. Should the projects move forward to fruition, housing availability will be positively impacted.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section is using the default data provided by HUD using the 2005-2009 ACS for base year and 2011-2015 ACS for most recent year of 2015. The amount of rent paid has increased significantly, however HUD default data shows the median home value at a decrease which may have been applicable in 2015 but is inconsistent with 2020 housing comparables as per the Zillow information attached following the charts.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	589,700	346,600	(41%)
Median Contract Rent	1,291	1,316	2%

Table 29 – Cost of Housing

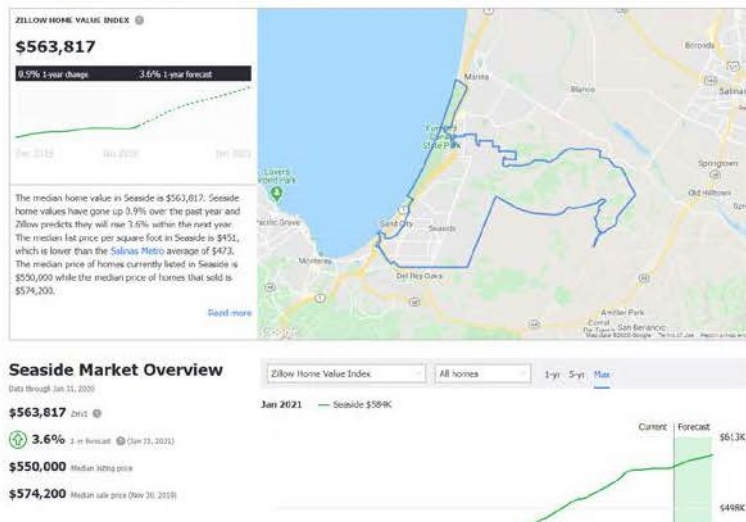
Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	319	5.1%
\$500-999	1,520	24.3%
\$1,000-1,499	1,805	28.8%
\$1,500-1,999	1,835	29.3%
\$2,000 or more	780	12.5%
Total	6,259	99.9%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Seaside Home Prices & Values



2020 Zillow-Seaside Home Prices and Values

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	80	No Data
50% HAMFI	510	85
80% HAMFI	1,980	227
100% HAMFI	No Data	511
Total	2,570	823

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,490	1,469	2,030	3,028	3,350
High HOME Rent	683	828	1,000	1,235	1,700
Low HOME Rent	283	828	1,000	1,235	1,350

Table 32 – Monthly Rent

Data Source Comments: Page 59 Monterey County Analysis of Impediments (2018 data for Seaside)

Is there sufficient housing for households at all income levels?

California is experiencing a housing crisis. Seaside continues to have some of the lowest housing costs in incorporated areas on the Monterey Peninsula.

Rental units are much more likely to be affordable, especially studio and one- or two-bedroom units. Lower-income families may therefore be limited to smaller units that result in overcrowded living conditions.

On July 5, 2018, the City of Seaside adopted Ordinance 1054 amending the Seaside Municipal Code adding the collection of Transient Occupancy Tax (TOT) from Short Term Rentals. Section 3.24 was amended to mandate that 50% of the monies received by the City from Short Term Rentals be placed in an account to be used for affordable housing and the remaining 50% be earmarked for neighborhood improvements.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given the way the market is trending, it is likely that affordability will continue to be a moderate challenge, especially to large households and those seeking to buy homes. The market has become increasingly difficult for low-income buyers due to a variety of factors, including a shrinking inventory of affordably priced homes, fierce competition from cash investors bidding on the same homes, and the more restrictive credit market that has made it difficult for many homebuyers to obtain financing. Most development has already taken place in residential districts. The upcoming Ascent project should bring over 100 units to Seaside in HUD Qualified Census tract 137 with 20% of those units affordable. The Campus Town Project on the former Fort Ord lands should provide hundreds of units into the market at a variety of affordability levels. Campus Town is expected to complete the approval process and move into construction during this Consolidated Plan.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Seaside's housing prices continue to be more affordable than our neighbors on the Monterey Peninsula. California in general is experiencing a housing crisis and Seaside is encouraging property owners to consider adding Accessory Dwelling Units (ADUs) and explore new strategies to keep housing affordable, including earmarking a portion of Short Term Rental revenue for an affordable housing fund.

The City of Seaside does not currently participate in the HOME program.

Discussion

The Monterey County Analysis of Impediments to Fair Housing indicates on pages 58 and 59 that housing prices in Seaside are moderate compared to the County overall but are increasing. Rental Housing costs are higher in the peninsula cities of Monterey and Seaside than the rest of the

county. Page 60 of the document states "Essentially, lower and moderate-income households in the County have very limited affordable housing opportunities. Few could afford to purchase a home and most could not afford adequately sized rental units. Housing becomes moderately affordable only when household incomes reach the middle-income level."

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Housing conditions are partially determined by the presence of adequate facilities. “Conditions,” as defined in Table 8 below, include (1) lack of complete plumbing facilities; (2) lack of complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30%. According to the default data set provided by HUD, of the 10,195 reported occupied units, 2,066 homeowner occupied housing units, or approximately 36%, identified as having one or more housing problems. Of the 6,265 renters, 4,075 or 65% identified as having one or more housing problems. These households have the greatest housing cost burden. Renters need assistance in rent payment and owners need assistance in housing rehabilitation to maintain the affordability of their residences.

With regard to the age and condition of the housing stock, the majority of Seaside’s housing units were built between 1950 and 1979, as shown in the below. Units built more than 30 years ago are generally in greater need of repair, including possible lead-based paint remediation. These units are also likely to benefit from low-cost energy efficiency upgrades.

Definitions

The City uses California Health and Safety Code Section 19920.3 to determine habitability. The code states in part: “Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building.”

The City, in its Municipal Code, provides general acceptability criteria for all existing living unit properties and defines unacceptable conditions. The code states in part that, not acceptable in any property, are:

- A. Buildings in which adequate attic or roof and/or basementless space ventilation has not been provided to prevent conditions conducive to dampness, decay, fungi and/or insect infestation and deterioration of the structure.
- B. Buildings constructed on wood mud sills resting directly on the ground.
- C. Crawl space vents with vent bottom less than six inches above the finish grade. Minimum clearance between bottom of floor joists or bottom of floors without joists and the ground beneath shall be eighteen inches. Minimum clearance under girders shall be twelve inches.
- D. Foundations with top of wall less than six inches above ground.
- E. Wood, siding, floors, and/or door casings or sills in contact with ground or outside paving. (Ord. 796 § 1 (part), 1991)

The City conducts general code compliance citywide through the Building & Code Enforcement Division of the Building Department. Code compliance is complaint-based; staff does not actively seek code violations. Staff contacts the person against whom a complaint was filed to request an inspection to

assess whether a code violation does exist. City staff works with individuals to correct violations, with corrections including improvement of substandard housing conditions and blight as well as neighborhood safety.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,370	35%	3,490	56%
With two selected Conditions	40	1%	585	9%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	2,520	64%	2,190	35%
Total	3,930	100%	6,265	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	325	8%	795	13%
1980-1999	325	8%	1,045	17%
1950-1979	2,895	74%	3,610	58%
Before 1950	390	10%	805	13%
Total	3,935	100%	6,255	101%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,285	83%	4,415	71%
Housing Units build before 1980 with children present	925	24%	75	1%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)



Protect Your Family From Lead in Your Home



September 2013

Lead Paint Brochure given out at CDAC meetings

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Because the majority of Seaside's housing units were built more than 30 years ago, there is a greater need to rehabilitate these units than might be true in a city with mostly newer units. Rehabilitation may be especially needed for lower-income families that may struggle to afford the higher maintenance costs of older homes. Prior to 2012, the City ran housing rehabilitation programs and projects through its Redevelopment Agency. One of the City's goals is to maintain the existing affordable housing stock. With the addition of a Housing Manager position in late 2019, efforts to promote Accessory Dwelling Units and other housing activities are increasing and expect to continue throughout this Consolidated Plan period.

Estimated Number of Housing Units Occupied by Low or Moderate-Income Families with LBP Hazards

As part of the inspection process for the Housing Rehabilitation, Section 8 Housing Choice Voucher, and First-Time Homebuyer programs, the City will continue to inspect for the potential presence of lead-based paint and the potential hazard such paint may pose to occupants of the residence. If the inspection reveals that a potential hazard exists, the City will require the mitigation or removal of the lead-based paint hazard in accordance with HUD guidelines.

As part of the inspection process for the Housing Rehabilitation, Section 8 Housing Choice Voucher, and First-Time Homebuyer programs, the City will continue to inspect for the potential presence of lead-based paint and the potential hazard such paint may pose to occupants of the residence. If the inspection reveals that a potential hazard exists, the City will require the mitigation or removal of the lead-based paint hazard in accordance with HUD guidelines.

The City has addressed the issue of lead-based paint hazards by providing notices to landlords and tenants who participate in the Section 8 Housing Choice Voucher Program, borrowers/tenants of the previous CDBG Rehabilitation Loan Program, and homebuyers who use other federal or state funds, warning them of the hazards of lead-based paint. Through the creation of new affordable housing units, low-income households are able to reside in new housing units that are free of lead-based paint

hazards. Lead based paint brochures are available at the Seaside Creates planning and economic development office and distributed at CDAC meetings including the Community Needs workshops.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

This section describes the availability of public housing and rental assistance vouchers. The Housing Authority of Monterey County (HACM) administers the programs and uses project-based vouchers to assist in the development of affordable housing.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	595	4,072	218	3,854	360	364	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Two HUD assisted housing complexes in Seaside include:

- Hannon Seaview Housing Apartment Complex is an affordable apartment community located at 1773 Waring Place. Of the 133 total units in the complex, 85 receive Section 8 assistance. The property was renovated using the Low-Income Housing Tax Credit Program.
- Del Monte Manor is an affordable apartment community located at 1466 Yosemite Street. Del Monte Manor has a project-based Section 8 contract. Of the 192 total units, 98 units at the property receive Section 8 assistance.

Since both of the public housing complexes receive federal funding from HUD through Project-Based Section 8, they are subject to regular physical inspections to ensure the properties are providing a safe, clean living environment for their residents. These inspections are referred to as REAC inspections. They get their name from the division of HUD responsible for carrying out the inspections, the Real Estate Assessment Center.

The data released from HUD regarding inspections at these properties is included in the Public Housing Condition table. HUD does not provide details regarding the inspections other than scores.

Public Housing Condition

Public Housing Development	Average Inspection Score
Hannon Assembled Apartments Last inspected 2016	95
Del Monte Manor Last Inspected 2018	90

Table 38 - Public Housing Condition

Public Housing MF Inspection Report-Seaside 2-21-2020

REMS	has_active_fi	has_active_assi	Inspection		Inspection		Inspection		Inspection		Inspection	
Property Id	nancing_ind	stance_ind	Inspection Id 1	Score1	Release Date 1	Inspection Id 2	Score2	Release Date 2	Inspection Id 3	Score3	Release Date 3	Property Name
800001613 N		Y	583794	95b	11/10/2016	508160	96b	8/28/2013	335001	97c*	1/21/2010	Hannon Assembled Apt
800001373 N		Y	629550	90b*	10/23/2018	569803	76b*	6/2/2016	532032	77c*	4/15/2015	Del Monte Manor

Inspection report Seaside Public Housing 2020



Del Monte Manor - 2020 Renovation



May 22 at 11:42 AM • 🌐

The patios on building 1520 are turning out great!



Del Monte Manor Renovation Facebook Post

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

New property managers at Del Monte Manor have started renovations. Villa Del Monte at 1760 Broadway Avenue in Seaside requested Project Based Voucher assistance in July 2019 for continued capital improvements.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority of Monterey County manages a \$1.5 million annual capital improvement budget for the public housing stock. The authority uses this capital on construction, maintenance, property management, finance, urban planning, and development of public housing in Seaside and throughout the county. Their Five-Year Action Plan identified multiple units that will be rehabilitated in the next five years. According to this plan, seven to eight units will be rehabilitated each year.

Discussion:

Renovation work at two major public housing facilities will not only provide needed improvements, but revitalize the community spirit.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Homelessness is viewed as a countywide issue. Therefore, data presented in this section is based on statistics for the entire region rather than for Seaside alone. In Monterey County, three entities shoulder the burden of planning for a Continuum of Care to address homelessness. These are the lead governmental agency—Monterey County Department of Social Services (DSS)—and two unique local collaborative efforts—the Coalition of Homeless Services Providers (Homeless Coalition) and Leadership Council (CoC Governing Body).

This working group of nonprofits, City and County staff, and community members met throughout the year. The primary focus during this period continued to be the implementation of a comprehensive, 10-year plan to end homelessness called Lead Me Home.

Approximately 2,420 homeless persons were reported in Monterey County during the 2019 Homeless Census and Survey sponsored by the Monterey County Coalition of Homeless Providers, an organization representing several nonprofit agencies committed to working together to reduce homelessness in the county. Of these, approximately 7.5% were encountered in Seaside. The strategy for alleviating homelessness includes financial and technical assistance to support the work of homeless service providers

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Detailed information not available on a local level, please refer to Monterey County info attached.

JURISDICTIONAL BREAKDOWN

The 15% decrease in homelessness across Monterey County was mirrored across its sheltered and unsheltered populations. Of the jurisdictions in the county, Seaside and Soledad were the only two to see increases, rising 86% and 169% from 2017 to 2019. Salinas saw a decrease of 13%, while Marina saw a small decrease of just 3%.

FIGURE 6. HOMELESS POPULATION BY JURISDICTION

JURISDICTION	UNSHeltered			SHeltered			TOTAL			'17-'19 % Change
	2015	2017	2019	2015	2017	2019	2015	2017	2019	
Total Incorporated	1,300	1,692	1,492	601	724	560	1,901	2,416	2,052	-15%
Monterey	306	292	167	31	46	37	337	338	204	-40%
Salinas	634	1,097	976	233	264	206	867	1,361	1,182	-13%
Marina	68	51	98	230	356	261	298	407	396	-3%
Seaside	152	40	126	107	58	56	259	98	182	86%
Sand City	55	31	8	0	0	0	55	31	8	*
Gonzales	0	0	21	0	0	0	0	0	21	*
Pacific Grove	13	35	14	0	0	0	13	35	14	*
King City	4	0	27	0	0	0	4	0	27	*
Greenfield	2	6	14	0	0	0	2	6	14	*
Del Rey Oaks	55	111	0	0	0	0	55	111	0	*
Carmel	6	16	6	0	0	0	6	16	6	*
Soledad	5	13	35	0	0	0	5	13	35	169%
Total Unincorporated	330	421	338	77	0	32	407	419	370	-12%
Pajaro	144	14	10	77	0	32	221	14	42	*
Prunedale	8	16	50	0	0	0	8	16	50	*
Other	178	391	278	0	0	0	178	391	278	-29%
Total	1,630	2,113	1,830	678	724	592	2,308	2,837	2,422	-15%

Note: % change was not calculated when jurisdiction was below 25 individuals.

Monterey County Homeless Jurisdictional Breakdown 2019

montereyherald.com

Seaside homeless shelter nears going to bid for site rehab

By **JIM JOHNSON** | jjohnson@montereyherald.com |
Monterey Herald
PUBLISHED: December 18, 2019 at 3:35 p.m. | UPDATED:
December 18, 2019 at 3:36 p.m.



SEASIDE — With an architect finishing up plans, a new year-round Seaside homeless shelter is expected to seek bids for a \$1.29 million renovation project by mid-January.

Community Human Services CEO Robin McRae said the rehab work on the Monterey

Monterey Herald article-going to bid on new shelter bldg rehab

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Homeless Full Services Partnership Program provides outreach to the most underserved, difficult to reach population of homeless adults and engages clients in health care, mental health treatment, and housing.

Employment Services

Of those enrolled in CoC's funded programs, 25% have earned income. Homeless clients are referred to the Employment Development Department and the Workforce Investment Act One Stop Centers. The Homeless Veteran Reintegration Program provides employment services to homeless veterans.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

In Monterey County, there are a total of 675 transitional housing beds. Of these, 424 are for households with children and 251 are for households without children. There are 14 facilities in all, each of which serves a particular subpopulation, as indicated below. In 2010, 74% of Monterey residents moved from transitional to permanent housing, an outcome which exceeds HUD's goal of 65% moving to permanent housing within 12 months. The Continuum of Care plans to increase this percentage in future years as follows: 76% in 12 months, 85% in 5 years, and 90% in 10 years.

- 1) Community Human Services: Elm House – single females
- 2) Community Human Services: Safe Passage – single males and females (transitional age youth 18–21)
- 3) Housing Authority: Pueblo de Mar – families in recovery
- 4) Interim Inc.: Hayes Housing/MCHOME – single males and females with mental illness
- 5) Interim Inc.: Shelter Cove – single males and females with mental illness
- 6) Interim Inc.: Soledad House – single males and females with mental illness
- 7) Interim Inc.: Sunflower Gardens – single males and females with mental illness
- 8) Pajaro Rescue Mission: Crisis Teen Challenge – single males
- 9) Shelter Outreach Plus: Homeward Bound – families (for single & dual parents) with children
- 10) Shelter Outreach Plus: Men in Transition – single males
- 11) The Salvation Army: Casa de las Palmas – families with children
- 12) Veteran's Transition Center: Coming Home Program – Veterans: males, females, families with children
- 13) Victory Mission: Lake Street Hotel – single men
- 14) Victory Mission: Victory Mission – single men

Seaside is in the process of creating a new year-round shelter in HUD Qualified Census tract 137 (scheduled to open 2020)

The County's Lead Me Home plan includes several policies that are particularly aimed at the chronically homeless. One goal of the plan is to implement a Housing First program, which is a nationally recognized approach for addressing homelessness evolved from the recognition of the vital role of housing in a person's life. Under Housing First, the goal is to help people regain housing as quickly as possible, without numerous prerequisites such as employment, sobriety, or acceptance of services. Chronically homeless or disabled individuals especially need their housing linked with services in order for services to have a long-term positive effect on their lives. This is known as permanent supportive housing, and it provides people with the range of services and supports they need to maintain residential stability, realize health and wellness, and achieve maximum self-sufficiency. These facilities help people access permanent housing in conjunction with services to address the issues that have contributed to their homelessness, including health or behavioral health treatment and education or job training to enhance their employability and earning potential.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization, including those persons returning from mental health and physical health institutions. As previously discussed in the Needs Assessment section of this Plan, these subpopulations include, but are not limited to, the elderly, persons with physical, mental, or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers. This section provides a brief summary of the facilities and services available to these subpopulations, as noted in the previous section (MA-30 Homeless Facilities and Services). This is not meant to be a comprehensive list of all the services, facilities, programs, or agencies that serve these subpopulations in Seaside and Monterey County. Additionally, many of the agencies noted below serve homeless persons as discussed in the previous section (MA-30 Homeless Facilities and Services).

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Many seniors, even homeowners, face financial challenges due to limited incomes. Senior households, especially those on limited incomes, need affordable housing. Seniors also face housing challenges related to physical disabilities. Many of the disabilities are age related, including declining mobility and self-care issues that interfere with their ability to remain independent. Seniors have a variety of housing options, including:

- Independent living – seniors reside in their home or apartment with little support or care
- Assisted living facilities – senior maintains a level of independence, residing in an apartment, and receives varied levels of support and assistance such as light housekeeping, meals, transportation, and/or medication
- Residential care facilities – typically a smaller licensed facility, often with 6 or fewer residents, that provides services similar to those provided by assisted living facilities
- Intermediate care or skilled nursing facilities – a licensed facility that provides a higher, continuous level of professional care Although a variety of housing options are available to seniors, and all housing options are available in Seaside, facilities providing supportive services and a higher level of care are expensive. Most affordable senior housing is classified as independent living and does not provide supportive services. Lower-income seniors cannot afford to take advantage of many of the housing options and consequently remain in independent living situations struggling with self-care issues. The Monterey County Department of Social Services provides a Senior Information, Referral and Assistance hotline, which is initial point of contact for people seeking information about senior services. The program specializes in information related to the needs of seniors and people with disabilities.

Persons with Disabilities

There are a variety of disabilities, including sensory, physical, mental, and developmental.

- Disabilities can result in mobility, self-care, and employment limitations. The majority of disabled persons have income significantly lower than that of the non-disabled population and require housing assistance. While it is difficult to determine how many of the disabled require supportive housing services, it can be assumed that those with mobility and/or self-care limitations have special needs and require in-home supportive services and special housing accommodations. The Monterey County Commission on Disabilities provides guidance to the County Board of Supervisors regarding matters related to equal access to employment, public services, communications, and public accommodations for people with disabilities. The commission operates out of the Equal Opportunities Office, which is a primary resource for disabled persons in Monterey County, including Seaside.
- Persons with mental health disabilities range from those who can live and work within the community to those with severe mental illness who require special housing accommodations, constant medical attention, and supportive services. Monterey County System of Care provides a variety of services to the mentally ill. The System of Care identifies housing as a constant struggle for the severely mentally ill. Mental health clients are typically low income; in addition, their illnesses have resulted in rental histories or credit histories that do not meet typical rent requirements and limit their housing options. According to California Department of Social Services (DSS) licensing data, there are 29 adult residential facilities, and three social rehabilitation facilities in Monterey County. These facilities are regulated by the DSS, Community Care Licensing Division.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The CoC's Coordinator and the Coalition of Homeless Services Providers (CHSP) recently completed a 10-Year Strategy to End Homelessness, which involved extensive collaboration with the City of Seaside. The City coordinates homeless prevention strategies with the CoC and CHSP. A key element of this strategy is connecting those discharged from public institutions to assistance from agencies addressing housing, health, social services, employment, education and youth needs. Much of this coordination revolves around a referral system between Monterey County departments that oversee such institutions.

Programs that provide supportive services for persons with developmental disabilities include the following:

- Gateway Center of Monterey County provides a variety of residential settings in Monterey County for people with developmental disabilities.
- San Andreas Regional Center is a community-based, private nonprofit corporation that is funded by the State of California to provide case management and referral services to people with developmental disabilities.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Seaside utilizes public services CDBG funding for a variety of supportive needs to at-risk youth by tutoring and counseling programs, seniors by legal assistance and meal delivery and tenant-landlord fair housing programs. The City offers a variety of recreational programs are offered for all ages throughout the year at the Oldemeyer Center, including offering fresh fruits and vegetables on Tuesday's "market day".

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Seaside utilizes public services CDBG funding for a variety of supportive needs to at-risk youth by tutoring and counseling programs, seniors by legal assistance and meal delivery and tenant-landlord fair housing programs. The City offers a variety of recreational programs are offered for all ages throughout the year at the Oldemeyer Center, including offering fresh fruits and vegetables on Tuesday's "market day".

As a result of the COVID-19 pandemic, we anticipate that the programs will ultimately continue with a social distancing component added.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

There is currently an inadequate supply of water on the Monterey Peninsula for new development to occur. While the City has rights to a certain amount of water in the next five years, it does not currently have access to that water due to the cease and desist order. To facilitate development of the remaining RHNA of 166 units, the City is working with other jurisdictions and agencies to maintain and augment the existing water supply.

Timeframe and Objectives:

Support efforts by the MPWMD to expand the water supply with new water sources being earmarked for development.

Continue to work to have the MPWMD and MCWD reverse its policy decision of prohibiting the transfer of water credits from one property to another.

Continue to work with MPWMD and MCWD to develop water conservation methods (e.g., low flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects.

Seek to provide water for affordable housing within larger, mixed use developments and larger residential subdivisions and provide water as an incentive for development which includes additional affordable housing as a density bonus request.

Upon adoption of the Housing Element, provide a copy of the Element to MPWMD and MCWD for greater awareness of affordable housing priorities and collaboration, in compliance with AB 1087. pursue various strategies to secure water for Seaside's future development:

- o Private water;
- o In-Lieu Storage and Recovery Program;
- o Diverting potable water used at the Bayonet and Black Horse Golf Course;
- o Pure Water Monterey; and
- o California American Water Desalination Project.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section of the Plan describes Seaside's economic development asset needs, whereas the Needs Assessment section of this Plan, specifically NA-50 (Non-Housing Community Development Needs), describes the city's needs for public facilities, improvements, and services.

Seaside is located on the Monterey Peninsula. It is an ocean-side community overlooking Monterey Bay on the Central Coast of California, approximately 115 miles south of San Francisco. Founded in 1887 and incorporated in 1954, the 10-square-mile community continues to grow. The city is primarily a residential community with a tourist- and service-oriented economy.

The Great Recession of 2007–2009 dramatically changed the trajectory of the global economy, prompting regions everywhere to reassess their strengths, weaknesses, opportunities, and challenges.

The city experienced much of the worst of the housing downturn and ensuing financial crisis from the Great Recession. Seaside is experiencing the lingering effects of that economic and housing downturn. Between the three years ending in 2009 and the three years ending in 2012, the city's median income declined by more than \$12,000 a year to \$51,659, slightly lower than the national median income. The national decline in median income during that time was \$3,180. During the budget preparation process in 2014, Seaside was in a state of crisis, facing a projected budget deficit of \$2.4 million. To balance its budget, the City had to make substantial cuts. California's elimination of redevelopment agencies in 2012, which helped fund low-income housing, has also strained the city's recovery. The City's budget situation has improved and a part-time Housing Program manager position added to staffing in 2019, which will positively impact programs moving into this Consolidated Plan.

The tables in this section contain prepopulated data from HUD using the 2011-2015 ACS for workers and 2015 Longitudinal Employer-Household Dynamics for Jobs.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	458	6	5	0	-5

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Arts, Entertainment, Accommodations	3,122	1,293	31	30	-1
Construction	400	197	4	5	1
Education and Health Care Services	1,800	576	18	13	-5
Finance, Insurance, and Real Estate	486	129	5	3	-2
Information	170	32	2	1	-1
Manufacturing	388	102	4	2	-2
Other Services	561	654	6	15	9
Professional, Scientific, Management Services	733	73	7	2	-5
Public Administration	0	0	0	0	0
Retail Trade	1,384	1,199	14	28	14
Transportation and Warehousing	204	24	2	1	-1
Wholesale Trade	279	40	3	1	-2
Total	9,985	4,325	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	16,260
Civilian Employed Population 16 years and over	14,635
Unemployment Rate	10.05
Unemployment Rate for Ages 16-24	19.34
Unemployment Rate for Ages 25-65	6.63

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	2,380
Farming, fisheries and forestry occupations	370
Service	2,990
Sales and office	3,170
Construction, extraction, maintenance and repair	1,135
Production, transportation and material moving	520

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,485	79%
30-59 Minutes	2,520	17%
60 or More Minutes	530	4%
Total	14,535	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,005	225	1,045
High school graduate (includes equivalency)	2,730	370	925
Some college or Associate's degree	3,720	400	1,025

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	2,785	195	665

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	50	585	905	810	465
9th to 12th grade, no diploma	520	455	850	665	360
High school graduate, GED, or alternative	1,180	1,200	965	1,885	725
Some college, no degree	1,895	1,465	1,085	1,390	780
Associate's degree	130	525	320	725	250
Bachelor's degree	150	1,220	680	1,010	265
Graduate or professional degree	24	325	330	545	260

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,293
High school graduate (includes equivalency)	22,829
Some college or Associate's degree	35,278
Bachelor's degree	45,763
Graduate or professional degree	62,256

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The tables indicate the major employment sectors as hospitality (arts, entertainment and accommodations) and retail.

Describe the workforce and infrastructure needs of the business community:

The employment needs are heavily tourism related, so infrastructure that is safe and accessible is crucial. Advances in technology are important as communication via social media and on-line business transactions are increasingly important.

The Economic Development Element of the Seaside General Plan identifies the following key areas of improvement that could attract and retain businesses:

- • Infrastructure improvements
- • Street Lighting improvements
- • Commercial development/site acquisition
- • Commercial façade improvement
- • Water availability
- • Highway access
- • Broadband infrastructure
- • Access to capital
- • More qualified workforce

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City has created a valuable partnership with CalCoastal SBDC for small business outreach activities. The West Broadway Urban Village infrastructure project completed in 2018 has revitalized the downtown area. Development of the former Fort Ord will present opportunities for hiring local workers, particularly those currently in low income and participants in apprenticeship programs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The current available workforce consists of many residents with less than a high school education. Many residents have backgrounds in hospitality or entry-level retail and may not have the technical expertise or language skills for higher level construction or retail management positions. There is currently high

levels of employment in positions that are not considered “living wage”. A long-term need is to develop a workforce that has a higher level of skills so that the City can attract businesses that offer positions that pay a living wage.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Monterey County offers a wide range of workforce development services, organizations, and programs, including recruitment, training, and incentive programs that jointly support local businesses and individuals seeking employment. Workforce development and employee assistance resources include:

- **Monterey County Workforce Investment Board** – Serves as a vehicle to mobilize and integrate private and public partners to effectively educate, train, and place individuals with the necessary resources and skills to fulfill employer needs. The board offers a comprehensive workforce investment system through the larger America’s Job Center of California network.
- **Central Coast Career Readiness Consortium (CCCRC)** – A program of the Monterey County Business Council, the consortium trains and awards people a credential that helps individuals gain skills. It verifies core employability skills that are valuable across all businesses and industries. The credential offers individuals, employers, and educators a standardized approach to recognizing the universal value of these skills to job success.
- **Community College Economic and Workforce Development Network** – The Economic and Workforce Development (EWD) Network is part of the California Community Colleges. EWD offers industry-specific workforce services that are coordinated through a system of sector specialists which align community college and other workforce development resources with the needs of industry sectors and occupational clusters through a regional focus.
- **Office for Employment Training** – The Office’s Job Center helps place job seekers using America’s Job Center of California at no cost to the individual or companies.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

HUD Qualified Census tract 137 is also an Opportunity Zone. Qualified Opportunity Zones were created by the 2017 Tax Cuts and Jobs Act. These zones are designed to spur economic development and job creation in distressed communities throughout the country and U.S. possessions by providing tax benefits to investors who invest eligible capital into these communities. Taxpayers may defer tax on eligible capital gains by making an appropriate investment in a Qualified Opportunity Fund and meeting other requirements.

The City is working on a General Plan Update as well as updating the Housing Element. The Campus Town Specific Plan should be approved in 2020.

Discussion

The 2020 COVID-19 pandemic impacted many retail and hospitality workers. The City has also created a C_JOBS commission to examine opportunities for economic development. Seaside will work proactively to recover from the economic impacts of this worldwide event.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Households experiencing any one of four severe housing problems—(1) overcrowding; (2) substandard housing; (3) cost burden (paying more than 30% of household income for housing costs); and (4) severe cost burden (spending over 50% of household income for housing costs)—are concentrated in several areas of Seaside.

The City of Seaside does not generally allocate funds on a geographic basis; instead, funds are allocated to organizations that provide low-income households with housing and supportive services.

As such, the City allocates investment of resources on a citywide basis. Resources targeted to new construction of affordable housing are allocated on a citywide basis. Resources targeted to special needs populations are also allocated on a citywide basis where needs are identified and/or where resources could be coordinated with existing facilities and services. Activities such as infrastructure improvements or microenterprise assistance are targeted to older, low-income neighborhoods most in need of assistance, including HUD Qualified Tract 137.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A concentration is defined as a census block group with a greater percentage than that group's overall percentage in Monterey County. A high concentration is defined as a census block group with two times the group's overall percentage representation in the county.

The definition of HUD of a Low-Mod Income (LMI) area is tracts that contain 51% LMI residents. Several tracts in Seaside are considered LMI areas. These tracts are on the western edge of the city, clustered around Fremont Boulevard.

What are the characteristics of the market in these areas/neighborhoods?

A majority of the homes in Seaside were built before 1980. Census tract 137 and 141 have high levels of concentration of severe housing problems.

Are there any community assets in these areas/neighborhoods?

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy retailers, among others are nearby. Community assets are disbursed throughout the city. Seaside has a County library branch located southwest of the Census Tracts 137 and 141.07. The city has 86 acres of open spaces, including 24 neighborhood parks and a large regional park.

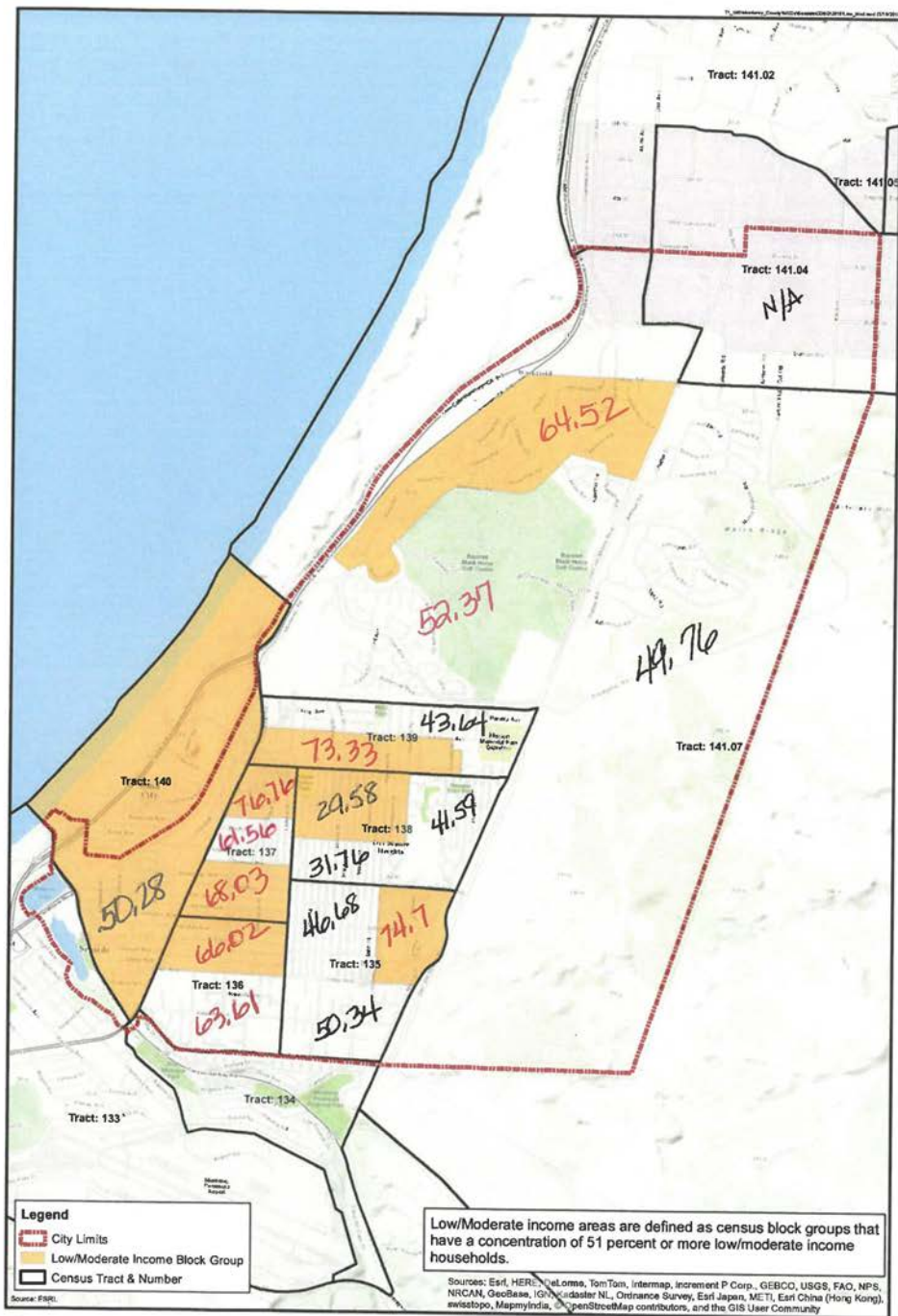
Census Tract 137 has no schools and one post office located within its boundaries. While no parks are located in this tract, it is in close proximity to two parks and a senior center, a youth education center, and a swim center. Within the area is a nonprofit center to address community health issues, especially as related to drug and alcohol use. Within a quarter of a mile of the tract is a medical facility for low-income patients and within a half a mile is nonprofit community center that provides various services for children, youth, and adults in need. The tract has a few convenience stores, including small markets specializing in Hispanic foods.

Within Census Tract 141.07 are three elementary schools, one middle school, and one high school. The tract also contains two community parks. No grocery stores or convenience stores are located in the tract. Non-profits conduct after-school programs at school facilities.

Are there other strategic opportunities in any of these areas?

In late 2019 the Ascent project was approved by the City Council to bring over 100 housing units to a former Redevelopment Agency parcel at Terrance and Broadway (Census Tract 137) 20% of the units are to be low income. Plans for this project are available online at <http://www.ci.seaside.ca.us/DocumentCenter/View/10000/19-1008-Ascent-Entitlement-Package-22x34>

Census tract 137 is not only a HUD Qualified Census tract, it is also an Opportunity Zone. Qualified Opportunity Zones were created by the 2017 Tax Cuts and Jobs Act. These zones are designed to spur economic development and job creation in distressed communities throughout the country and U.S. possessions by providing tax benefits to investors who invest eligible capital into these communities. Taxpayers may defer tax on eligible capital gains by making an appropriate investment in a Qualified Opportunity Fund and meeting other requirements.



low/mod % in Census Tracts
Released 5/20/2019

HUD eligible → over 51% Lm

Seaside Low-Mod Tracts 2019

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The Central Coast Broadband Consortium is a 10-year old broadly based, ad hoc group of local governments and agencies, economic development, education and health organizations, community groups and private businesses.

It is dedicated to improving broadband availability, access and adoption in Monterey, Santa Cruz and San Benito Counties, and has a long history of broadband development projects implemented by our members and as a group.

The top priority of the CCBC is providing resources and incentives to telecommunications service providers, including local government agencies, to build broadband infrastructure and extend it throughout Monterey, San Benito and Santa Cruz counties.

The main effort of the CCBC's CASF-funded project will be to create a database of existing broadband resources and assets, including accessible conduit, rights of way and wireless sites, and to work with local agencies to develop model policies that support broadband deployment.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Competition will increase as technology advances. In October of 2019, the City of Seaside adopted a policy for the regulation of small wireless facilities and other infrastructure deployments in the public rights of way in resolution 19-97. Urgency Ordinances 1072 in late 2019 and 1075 in early 2020 added Chapter 17.55 of the Seaside Municipal Code to establish regulations for small wireless facilities pursuant to applicable Federal and State Laws.

MPUSD has started a Park-N-Learn program for students and families. Free WiFi Internet will be available Monday - Friday 8 AM - 4:30 PM in three convenient locations. Stay in your vehicle and access the free WiFi safely! (Don't forget to charge your device beforehand!)

MONTEREY PENINSULA UNIFIED SCHOOL DISTRICT | DISTANCE LEARNING

PARK-N-LEARN

FREE WI-FI SPOT

8:00AM - 4:30PM

LOCATIONS

TARGET PARKING LOT | SAND CITY
DR. MLK SCHOOL OF THE ARTS | SEASIDE
LUCKY'S PARKING LOT | MARINA



MPUSD Park-N-Learn Free Wi Fi

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change is anticipated to amplify existing hazards, including coastal flooding and gradual sea level rise. The two primary causes of sea level rise are thermal expansion of the oceans caused by ocean warming and loss of land-based ice due to increased melting of glaciers and ice sheets; both impacted by global climate change. Coastal flooding is a temporary condition caused by storms and high tides. In the short term, the primary concern is coastal flooding. However, over the longer- term, sea level rise will compound the effects from coast flooding, as storms will occur over higher sea levels.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The draft General Plan update indicates that scenario models indicate that the Monterey Bay may see between 16 and 63 inches of sea level rise by the end of this century. Sea level rise in the region is expected to match global projections, which will also potentially exacerbate coastal flooding impacts from storm surges and big-wave storms, and lead to greater loss of land.

Miles of transportation infrastructure, beaches, recreation areas, and homes and businesses may be at risk to damage from sea level rise and coastal flooding.

Strategic Plan

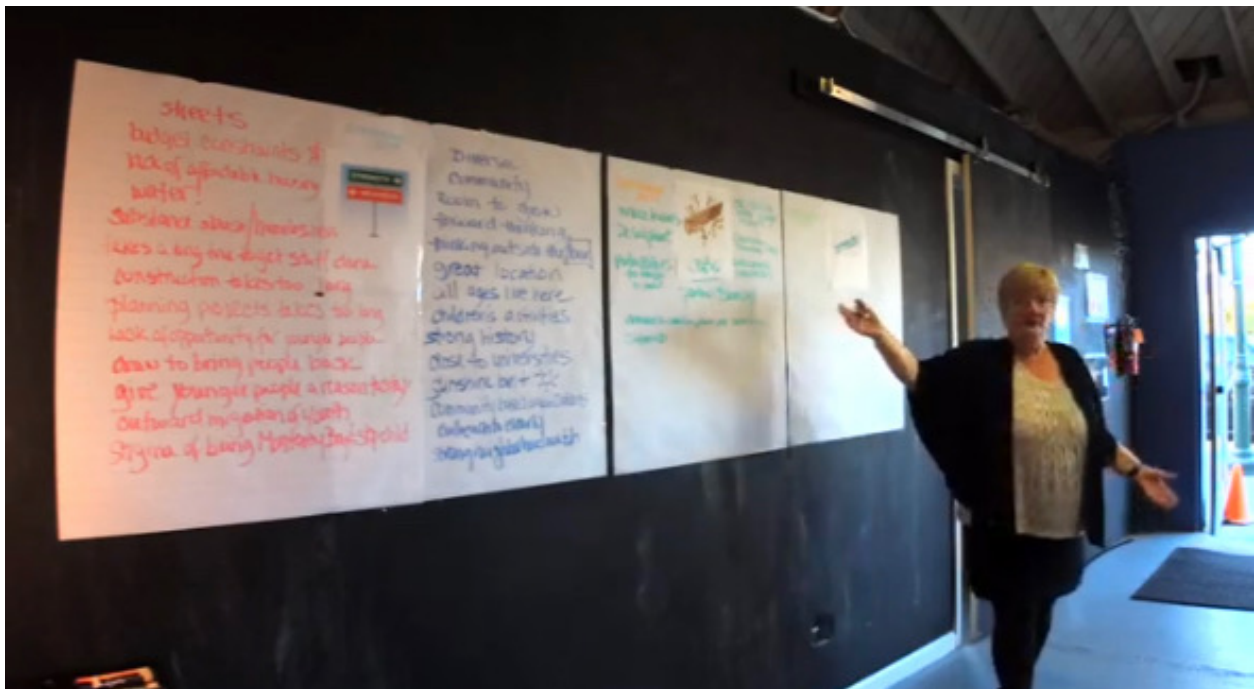
SP-05 Overview

Strategic Plan Overview

The community priority needs recommended by the CDAC on October 16, 2019:

- Access to community services (youth and senior services are priority services)
- Provide quality infrastructure
- Improve accessibility for persons with disabilities
- Promote beautification (CDAC preferred not to use the term “blight”)
- Assist microbusinesses

Over the next five years, the City of Seaside anticipates funding projects related to all of these needs, although available funding resources, community-based organization partnerships, and market conditions may ultimately limit the City's ability to fund some project types.



SWOT analysis at Community Needs Session Sept 2019

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	City of Seaside
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	City Limits
	Include specific housing and commercial characteristics of this target area.	Mixed uses
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Seaside is located in a HUD Difficult Development Area
	Identify the needs in this target area.	A variety of needs for the low/mod population
	What are the opportunities for improvement in this target area?	Many opportunities as brainstormed at the 2019 Community Needs Workshop
2	Area Name:	Qualified Census Tract 137
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

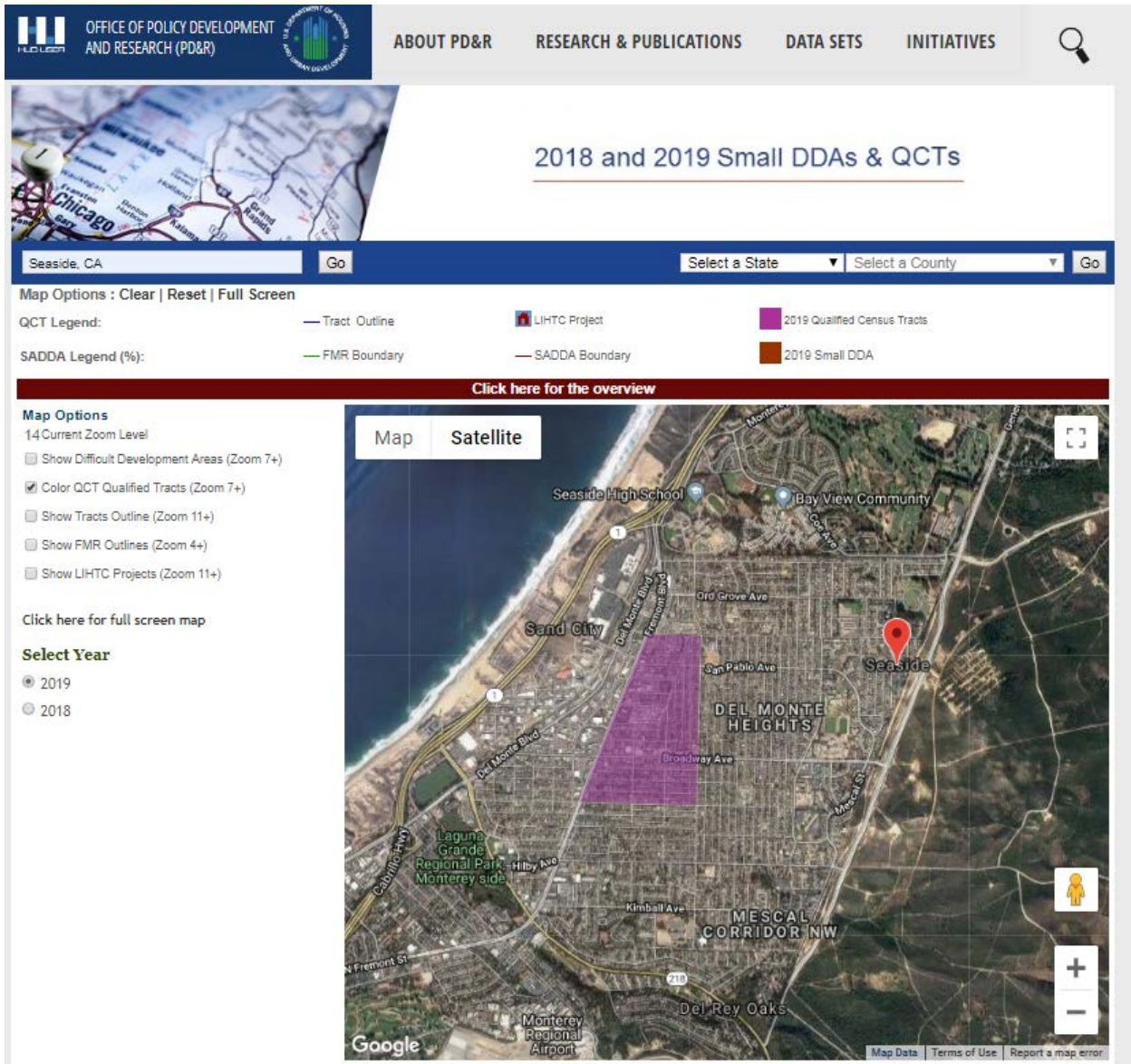
Identify the neighborhood boundaries for this target area.	This HUD Qualified Census tract is bordered on the north by LaSalle, south by Sonoma, east by Noche Buena and west by Fremont Blvd.
Include specific housing and commercial characteristics of this target area.	Mixed uses including shopping centers and residential areas
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD qualified and citizens confirmed needs with dot voting
Identify the needs in this target area.	Economic improvement, accessibility, services for youth and elderly
What are the opportunities for improvement in this target area?	Assistance for microbusinesses, accessibility improvements, youth and senior services
Are there barriers to improvement in this target area?	Infrastructure improvements needed. Services for multilingual population

General Allocation Priorities

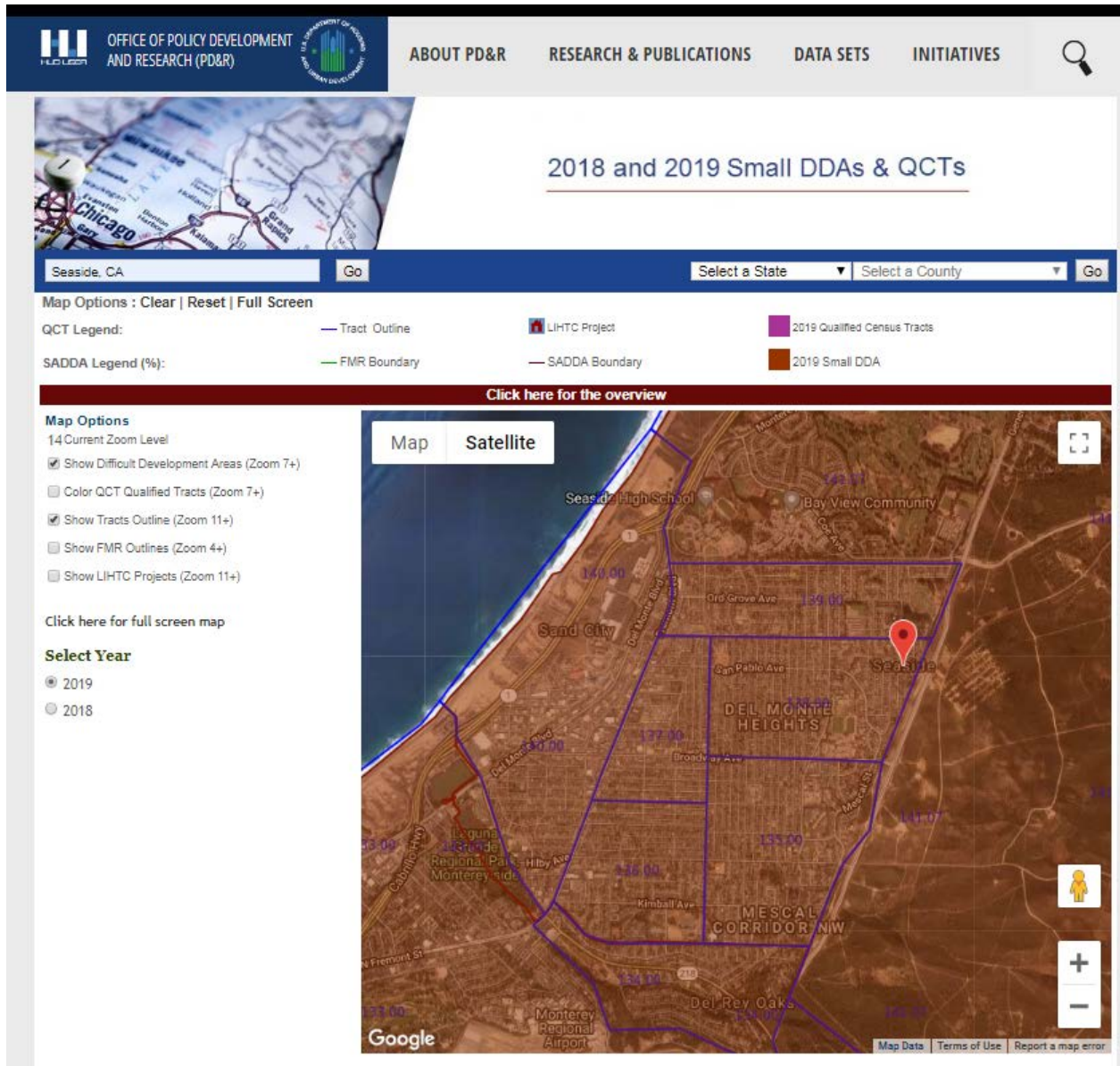
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Seaside allocates funds on a geographic basis in eligible Census Block Groups and low income areas. At the direction of the CDAC and with the consent of the City Council, CDBG funds are directed to the low-income residential areas of the City. Public services that primarily serve low-income residential areas or that operate from facilities located in low-income residential areas are given a higher rank in the selection process. Public facilities that are located in low-income residential areas are targeted for improvements, specifically ones that target low-income households. During the five-year planning period, an emphasis will be placed on accessibility infrastructure in low-income areas.

Please note that the entire City is considered a Difficult Development Area, has a significant low-income population-including Qualified Census tract 137, and a significant population living within areas that are predominantly low-income, per HUD data. Please see attachments for further detail. Services and projects that are city-wide may not technically be targeted to low-income households but the effect is to positively impact low-income households.



Qualified Census Tract 137



Difficult Development Area (all of Seaside)

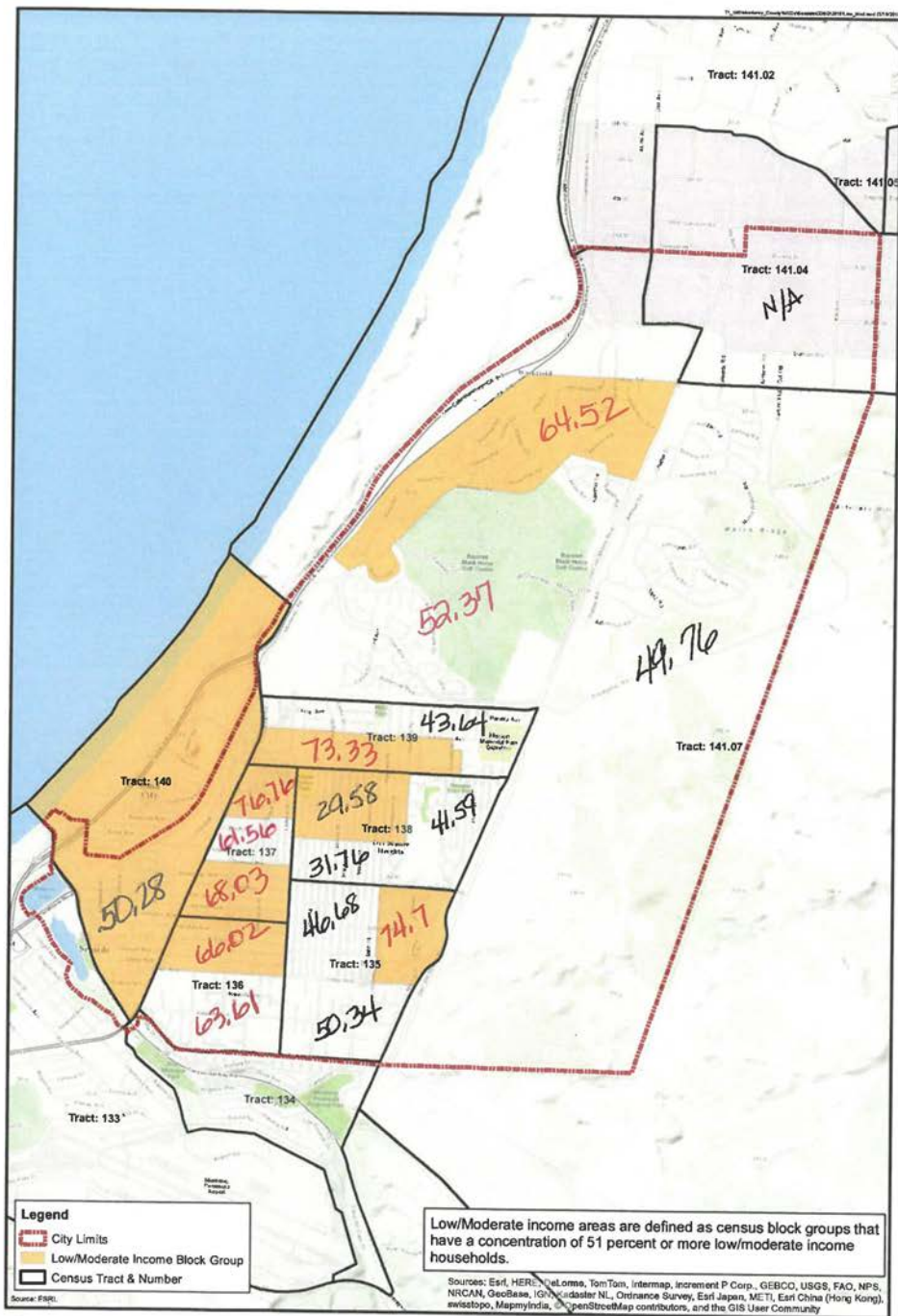


Figure 6
Areas of Low and Moderate Income Concentration
PMG

*low/mod % in census tracts
Released 5/20/2019
HUD eligible → over 51% Lm*

Seaside Low-Mod Tracts 2019

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Access to community services
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Seaside Qualified Census Tract 137
	Associated Goals	Access to Community and Social Services

	Description	Public services benefit low income persons. The needs assessment and public process determined that the types of services identified are those where there is greatest need, the highest impact, and the best fit for CDBG funding. The populations were similarly identified. These services and populations represent a long-term commitment of the City to serve the neediest and to address the needs of youth, elderly and families with children. The City has become more active in working with tenant-landlord issues, homeless needs and outreach. Applications for funding for public services activities has routinely been at least double the available funds to allocate.
	Basis for Relative Priority	Seaside has a demonstrated need for public services. Applicants for funding represented activities ranging from a variety of youth services including at risk and foster children through adult education, homeless needs for adults, tenant-landlord counseling, legal services and meal delivery for seniors. All programs serve important functions and the CDAC acknowledged that youth and senior services are priorities.
2	Priority Need Name	Improve accessibility
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	City of Seaside Qualified Census Tract 137
	Associated Goals	Improve accessibility to persons with disabilities

	Description	The City's motto is Include, Innovate, inspire...and accessibility for those with disabilities is necessary to include everyone in daily life activities. The activities that have taken place during the previous Consolidated Plan saw many parks improve accessibility and the City received positive feedback to continue these efforts. Preference to be given to public parks and facilities that serve youth and seniors. Facilities may be city-owned or owned by a non-profit community-based organization. ADA accessibility for persons with disabilities in some cases and can assist the City in the possibility of obtaining additional funding from other sources for other portions of upgrades. Many public facilities and parks in low-income areas need repair or improvement. The provision of quality public spaces and facilities is a high priority for the City. CDBG can assure that adequate funds are available for the areas of the City most in need
	Basis for Relative Priority	Many public facilities and parks in low-income areas need repair or improvement. The provision of quality public spaces and facilities is a high priority for the City. CDBG can assure that adequate funds are available for the areas of the City most in need.
3	Priority Need Name	Provide quality facilities and infrastructure
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	City of Seaside Qualified Census Tract 137

	Associated Goals	Provide Quality Facilities and Infrastructure
	Description	Aging infrastructure along with accessibility and energy efficiency upgrades needed in many areas of the city are a particular need and challenge for improvement as funding is limited. Outreach sessions consistently indicate a need for improvement. The CDBG program identifies publicly-owned facilities and infrastructure such as, streets, playgrounds, and underground utilities, and buildings owned by non-profits that are open to the general public, as Public Facilities and Improvements
	Basis for Relative Priority	Much of the basic infrastructure in low-income areas is sub-standard or in need of repair or improvement. The provision of basic infrastructure such as sewer, roadways, sidewalk, curb and gutter are a high priority for the City. Local infrastructure that does not meet the needs of local business or that is does not meet current standards was identified as a significant impediment to economic activity. CDBG can assure that adequate funds are available for the areas of the City most in need.
4	Priority Need Name	Promote Beautification
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness
	Geographic Areas Affected	City of Seaside Qualified Census Tract 137
	Associated Goals	Promote Beautification
	Description	The Community Development Advisory Committee preferred the term "promote beautification" over "remove blight" as it is a more positive approach. Community outreach efforts indicate that the community wants parks, streets, neighborhoods and homes to look better and encourages ideas and approaches to achieve this goal. This category could include homeless encampment cleanup.

	Basis for Relative Priority	There is definitely top of mind awareness of a sense for beautification in the community, as the transformation of the Broadway business district and the volunteer efforts of the SeaStars has revitalized the community. The City has introduced a See-Click-Fix app to address spot issues and over the next five years, there is likely to be more organized efforts for facade or homeless encampment cleanup efforts, which could raise the priority level for CDBG funding in this list.
5	Priority Need Name	Assist Microbusinesses
	Priority Level	Low
	Population	Extremely Low Low Non-housing Community Development
	Geographic Areas Affected	Qualified Census Tract 137
	Associated Goals	Microenterprise Assistance
	Description	Businesses in Seaside's HUD qualified census tract 137 with 5 or fewer employees including the owner can utilize CDBG assistance.
	Basis for Relative Priority	The City of Seaside has a HUD qualified census tract 137 which is also an Opportunity Zone. CDBG funds can be used to help businesses of five persons or less (including the owner) in this targeted area. This strategy was used successfully during the last Consolidated Plan utilizing a team effort with California State University of Monterey Bay students and small business consulting service the City provides through use of the regional SBDC. It is anticipated that City staffing availability will be appropriate to pursue this activity again during the course of the Consolidated Plan.

Narrative (Optional)

On October 16, 2019, the Community Development Advisory Committee reviewed the results from the Community Needs workshop held on September 18, 2019 and determined the top community needs to be included in this Consolidated Plan.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Seaside does not operate a TBRA program.
TBRA for Non-Homeless Special Needs	The City of Seaside does not operate a TBRA program
New Unit Production	The primary market factor influencing new affordable housing production is the availability of public funds and subsidies. With the dissolution of the Seaside Redevelopment Agency, funds for affordable housing were drastically reduced, eliminating the primary source for new unit production. Without this public funding source, new units construction is severely constrained. However, the Ascent project at Broadway and Terrace will utilize former Redevelopment Property and the Campus Town Project using former Fort Ord property to be turned over to the City should bring many new units to the City during this Consolidated Plan.
Rehabilitation	As with New Unit Production, rehabilitation of affordable housing units has become challenging due to the dissolution of the Seaside Redevelopment Agency. However, Rehabilitation may be more feasible than New Unit Production because costs are lower. The cost of private financing affects small-scale single-family or multi-family rehabilitation decisions; when interest rates are low, property owners may prefer traditional financing that has few strings attached. The value of homes, and specifically the number of homeowners owing more on their homes than they are worth, limited the pool of owners who could receive a rehab loan during the previous Consolidated Plan. Rental property owners' willingness to accept the affordability restrictions of CDBG and other federal financing sources is also a factor in participation in a program.
Acquisition, including preservation	Land in Seaside is expensive relative to the rest of the State, but more affordable than our closest neighboring areas. This factor, combined with limited public subsidies, makes acquisition challenging. The availability of housing to acquire and convert is a primary factor in Seaside. Construction costs for rehabilitation and the availability of private and/or tax credit financing are also factors.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City anticipates that the annual allocation of CDBG funds will continue to be reduced yearly. The City also plans to receive slightly over \$100,000 per year in program income from lease of land occupied by Embassy Suites.

HUD has indicated that the City will receive \$199,874 in CDBG-CV funds to address the COVID-19 pandemic.

The City does not anticipate any other program income as it is not regular enough to provide a reasonable annual estimate.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	339,767	103,600	0	443,367	1,197,468	since there have been systematic reductions in federal allocations, the projection of future funding was calculated at 95% of the year preceding. The City also plans to receive program income from lease land occupied by Embassy Suites.
Other	public - federal	Public Services Other	199,874	0	0	199,874	0	CARES Act funding to address COVID-19

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

No additional resources have been identified. The CDBG program has no matching requirement.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

As of the writing of this Consolidated Plan, we do not anticipate that publicly owned lands or properties would be used to acquire lands to achieve CDBG goals. The City could consider upgrading existing public facilities and infrastructure.

Discussion

Faced with reduced resources, the City has made the choice to focus CDBG resources where the need is greatest. The community-identified areas of need are infrastructure and facilities improvements in low-income areas, including street and park accessibility improvements, and providing essential public services for youth and seniors. Activities such as the development of affordable housing and rental housing subsidy are beyond the scope of available resources. The City of Seaside paid off a Section 108 Loan during the last Consolidated Plan and has no Section 108 funds outstanding.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF SEASIDE	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
Housing Authority of County of Monterey	PHA	Public Housing Rental	Region
MONTEREY COUNTY	Government	Homelessness Non-homeless special needs Planning public services	
Boys and Girls Club of Monterey County	Non-profit organizations	neighborhood improvements public facilities public services	Region
Community Human Services	Non-profit organizations	Homelessness Non-homeless special needs neighborhood improvements public facilities public services	Region
Community Partnership for Youth	Non-profit organizations	public services	Jurisdiction
The Village Project, Inc.	Non-profit organizations	public services	Jurisdiction
Girls, Inc. of the Central Coast	Non-profit organizations	public services	Region
Legal Services for Seniors	Non-profit organizations	public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Greater Victory Temple Church of God in Christ	Community/Faith-based organization	public services	Jurisdiction
Veterans Transition Center	Regional organization	Homelessness neighborhood improvements public facilities	Region
Meals on Wheels of the Monterey Peninsula	Non-profit organizations	public services	Region
Monterey Peninsula Unified School District	Public institution	Non-homeless special needs public facilities	
EDEN COUNCIL FOR HOPE AND OPPORTUNITY	Regional organization	Non-homeless special needs public services	

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

There are more applicants for CDBG funding than there are funds available to distribute. Public services funding is distributed to fund youth, seniors and fair housing services. Major projects will improve accessibility, address blight while helping homeless veterans, create and refurbish classrooms for adult students and safety and energy efficient improvements to facilities used for recovery and youth.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		

Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Much as is the case with affordable housing, the City of Seaside's limited resources prevent it from engaging in significant efforts to assist the homeless and chronically homeless, and to prevent homelessness, other than through its partnership with the Coalition and other agencies and organizations.

However, the services the City selected to fund with its annual CDBG funds do address poverty and substance abuse, which are key issues for the homeless, chronically homeless, and prevention of homelessness. In particular, Legal Services for Seniors provides services to prevent the displacement of seniors from their homes by means of eviction and foreclosure.

The City will continue to support the Coalition of Homeless Services Providers work in the preparation and implementation of the "Lead Me Home - 10 Year Plan to End Homelessness" including goals and objectives that lead to coordinated homeless prevention strategies including those specific to persons being discharged from publicly funded institutions and systems of care or receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City addresses the needs of special needs populations through its CDBG Public Services program. These services can include (but are not limited to) senior services, emergency food assistance, mental health counseling, substance abuse treatment, youth services, and HIV/AIDS testing and case management. The City has gaps in the areas of direct services to persons with disabilities and supportive housing for special needs groups.

The City is also utilizing HEAP funding to open a homeless shelter on Olympia Avenue expected to become operational during the Consolidated Plan.

City staff also participates regularly with three entities that shoulder planning for the Continuum of Care to address homelessness. These are: (1) the lead governmental agency: Monterey County Department of Social Services (DSS); and two unique local collaborative efforts: (2) the Coalition of Homeless Services Providers (Homeless Coalition) and (3) Leadership Council (CoC Governing Body). These committees are directly responsible for program and funding decisions that affect the residents of the County of Monterey and City of Seaside. Continued participation is necessary to ensure that needed resources are available to eligible City residents in need of shelter and housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

As identified above, the City has needs for transitional and permanent supportive housing for homeless persons, and affordable housing for families in general. The dissolution of the redevelopment agency has severely constrained the City's ability to address these gaps directly. The City continues to collaborate with the entities listed below to address its housing needs:

- Housing Authority of Monterey County
- Monterey County Department of Social Services
- Coalition of Homeless Services Providers (Homeless Coalition)
- Leadership Council (CoC Governing Body)
- Legal Services for Seniors
- Community Human Services
- Eden Council for Hope and Opportunity

In addition to the City CDBG staff, the CDAC assures the quality of community related programs and services to Seaside residents, including low income and the homeless. The CDAC provides residents with a gateway to connect to all housing services being provided by the City, and state, and federal government agencies, as well as private and charitable agencies, and helps to facilitate the development of programs to empower communities to strengthen families and neighborhoods.

The City of Seaside updated the Housing Element as part of the comprehensive General Plan update. The California HCD-reviewed Draft Housing Element received a Finding of Substantial Compliance from HCD in December 2017, pending adoption of the Housing Element. However, adoption of the General Plan has been delayed due to the environmental clearance process, subsequently delaying the adoption of the Housing Element. In February 2019, Seaside initiated a process to pursue adoption of the Seaside Housing Element independent of the overall General Plan process, the Housing Element was approved by the City Council in December 2019 and submitted to HCD.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Access to Community and Social Services	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Public Services	City of Seaside Qualified Census Tract 137	Access to community services	CDBG: \$300,000	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 120 Households Assisted
2	Improve accessibility to persons with disabilities	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City of Seaside Qualified Census Tract 137	Improve accessibility	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1800 Persons Assisted
3	Provide Quality Facilities and Infrastructure	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City of Seaside Qualified Census Tract 137	Provide quality facilities and infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1800 Persons Assisted
4	Microenterprise Assistance	2020	2024	Non-Housing Community Development	Qualified Census Tract 137	Assist Microbusinesses	CDBG: \$75,000	Businesses assisted: 10 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Promote Beautification	2020	2024	Homeless Non-Housing Community Development	City of Seaside	Promote Beautification	CDBG: \$50,000	Housing for Homeless added: 15 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Access to Community and Social Services
	Goal Description	Improve access to social services. Coordinate homeless services with regional efforts- the Monterey County Department of Social Services (DSS); the Coalition of Homeless Service Providers (Homeless Coalition); and the Leadership Council (CoC Governing Body). Other community services include but are not limited to youth services, senior services and tenant-landlord assistance.
2	Goal Name	Improve accessibility to persons with disabilities
	Goal Description	Improve the accessibility of public facilities and remove barriers to accessibility throughout the community, including infrastructure and public improvements.
3	Goal Name	Provide Quality Facilities and Infrastructure
	Goal Description	The HUD Exchange website indicates that the CDBG program identifies publicly-owned facilities and infrastructure such as, streets, playgrounds, and underground utilities, and buildings owned by non-profits that are open to the general public, as Public Facilities and Improvements. Updates for energy efficiency and safety are included in community priorities for projects.

4	Goal Name	Microenterprise Assistance
	Goal Description	Assist businesses with 5 or fewer employees including the owner in HUD qualified census tract 137
5	Goal Name	Promote Beautification
	Goal Description	Promotion of beautification can also be considered more traditionally as eliminating blight. This includes abandoned structures on the former Fort Ord. The Veterans Transition Center plans to renovate abandoned duplexes into housing for homeless Seaside Veterans. Homeless encampment cleanup or cleanup of vacant/vacated property may also be included in this category.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

All of the Consolidated Plan goals are targeted for low income households and most of the Social Services beneficiaries are extremely low-income households.

The City is not anticipated to provide affordable housing through HUD funds during the time of this Consolidated Plan. Affordable housing may be provided by inclusionary units as part of the Ascent and Campus Town Projects. The Veterans Transition Center is anticipated to provide 15 homeless Veterans renovated blighted duplex units on the former Fort Ord

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of the County of Monterey (HACM) is not required to increase the number of accessible units by a Section 504 Voluntary Compliance Agreement. HACM does provide reasonable accommodation and modifications for its disabled program participants so that they have equal access to housing and programs. HACM also participates as a board member in the Housing Alliance for Persons with Disabilities to further the development of accessible units in the community.

Activities to Increase Resident Involvements

HACM encourages public housing residents to participate in policy, procedure, and program implementation and development through its Resident Advisory Board. HACM also distributes a newsletter to all residents, which contains relevant news, information on training and employment opportunities, and other community resources available to public housing residents. Public housing residents also participate in the development of the five-year and annual plans. The Resident Services Division distributes a survey to prioritize resident needs and schedule short- and long-term improvements.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable. HACM is not identified as troubled.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

There is currently an inadequate supply of water on the Monterey Peninsula for new development to occur. While the City has rights to a certain amount of water in the next five years, it does not currently have access to that water due to the cease and desist order. To facilitate development of the remaining RHNA of 166 units, the City is working with other jurisdictions and agencies to maintain and augment the existing water supply.

Timeframe and Objectives:

Support efforts by the MPWMD to expand the water supply with new water sources being earmarked for development.

Continue to work to have the MPWMD and MCWD reverse its policy decision of prohibiting the transfer of water credits from one property to another.

Continue to work with MPWMD and MCWD to develop water conservation methods (e.g., low flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects.

Seek to provide water for affordable housing within larger, mixed use developments and larger residential subdivisions and provide water as an incentive for development which includes additional affordable housing as a density bonus request.

Upon adoption of the Housing Element, provide a copy of the Element to MPWMD and MCWD for greater awareness of affordable housing priorities and collaboration, in compliance with AB 1087. to pursue various strategies to secure water for Seaside's future development:

- o Private water;
- o In-Lieu Storage and Recovery Program;
- o Diverting potable water used at the Bayonet and Black Horse Golf Course;
- o Pure Water Monterey; and
- o California American Water Desalination Project.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The submission of Seaside's Housing Element to HCD in December 2019 qualified the City for application for additional HCD programs and grants. The City is working on a pilot program to promote the building of Accessory Dwelling Units (ADUs) and provide affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Seaside supports the Monterey and San Benito Counties 10-Year Plan to End Homelessness, called “Lead Me Home”. This is a comprehensive dual county plan to eliminate chronic homelessness by bringing together public services, community and faith-based organizations, safety net services, and the private sector.

The City will support the following region-wide outreach Action Steps, as outlined in the Lead Me Home Plan:

- Develop referral agreements between outreach workers and other housing and service providers that designates priority access to housing and treatments slots for clients engaged by outreach workers.
- Develop a centralized information and referral system, perhaps linked to 2-1-1 and/or SAMS Guide, to be used by outreach workers and to provide easy access to referrals and other services.
- Utilize HMIS to provide a single point of entry for homeless services and case management coordination and link housing resources and availability.
- Improve system-wide capacity to streamline referrals and improve service coordination by developing case management tools and common policies and procedures in core areas (such as client eligibility determination and documentation).
- As appropriate, offer satellite services, including targeted outreach, housing resources, transportation, and benefits assistance in appropriate locations throughout the County, including Cities where services are currently unavailable.

Addressing the emergency and transitional housing needs of homeless persons

The City has increased levels of support in homeless transitional and permanent housing programs and advocate for the allocation of additional funding through CDBG, HEAP and Emergency Food and Shelter Programs. Plans are underway to open a facility in HUD qualified Census Tract 137 during the period covered in this Consolidated Plan. In addition, the City will support the following Strategies outlined in the Lead Me Home Plan:

- Create a Comprehensive Housing Pipeline;
- Focus Housing Development on Target Populations, particularly Permanent Supportive Housing for chronically homeless individuals;
- Identify New Funding Sources to Create Affordable Permanent Supportive Housing, including a Social Impact Bond and Housing Trust Fund; and

- Improve System-Level Interim Housing Outcomes, efficiently using the existing affordable housing supply.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Homeless individuals and homeless families, who have immediate and transitional shelter needs, have been given a relative priority of high because there is a shortage of shelter facilities for these groups and because the number of homeless has been increasing in recent years, with this trend expected to continue. Homeless persons who are victims of domestic violence were assigned a high priority because existing facilities for this group are overcrowded and because more counseling services and training opportunities are needed by them.

The City has instituted a Safe Parking program as well as supporting construction of a new shelter in Census Tract 137 in a formerly vacant County owned building.

The City will support the creation of additional beds for chronically homeless persons through two primary strategies: (1) having the CoC apply for additional new Shelter Plus Care funding that will target the chronically homeless; and (2) increasing the number of beds for the chronically homeless by modifying existing Shelter Plus Care programs that do not specifically target chronically homeless persons. This second strategy would be achieved by providing chronically homeless persons with a priority when filling vacancies in non-targeted Shelter Plus Care programs as they occur.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City will support projects and programs and also rank proposed improvements and programs that prevent homelessness higher than others. In addition, the City will support the following Strategies outlined in the Lead Me Home Plan:

- Integrate Services at the System Level;
- Enhance and Integrate Services at the Client Level;
- Improve Access to Mainstream Benefits;
- Launch Employment First (job training that focuses on on-the-job training);

- Strengthen Job Development Capacity and Increase On-Site Support Following Job Placement;
- Pursue Economic Development Opportunities that Will Create New Jobs for Homeless or Formerly Homeless Persons;
- Plan for Stability Prior to Release from Incarceration;
- Implement Alternatives to Arrest and Incarceration;
- Create Universal Healthcare Discharge Policies; and
- Transition Aged-out Foster Youth to Housing and Income Stability.

https://www.montereycountyweekly.com/blogs/news_blog/proposed-homeless-shelters-in-seaside-and-salinas-are-awarded-funding/article_d8493350-8323-11e9-9fc3-f7c4d0af954d.html

Proposed homeless shelters in Seaside and Salinas are awarded funding as decision-makers allocate monies.

Pam Marino
May 30, 2019



A former Monterey County health building at 1292 Olympia Ave. in Seaside is the site of proposed homeless shelter run by Community Human Services and Gathering for Women.

Nic Coury

Homeless Shelter Plans Move Forward

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will work together with the County Public Health Department to monitor incidences of elevated lead levels in the blood of residents. The City's Building and Code Enforcement division will respond to calls regarding lead-based paint, and may require landlords to fix chipping paint.

How are the actions listed above related to the extent of lead poisoning and hazards?

Actions will be taken based on incidents reported by the County and as encountered by the City's Code Enforcement Team.

How are the actions listed above integrated into housing policies and procedures?

The City distributes a brochure, available in English and Spanish, entitled "Protect Your Family from Lead in Your Home" published by the US Environmental Protection Agency. In addition, all rehabilitation contracts include provisions for work necessary to eliminate any existing lead-based paint hazards on applicable surfaces.



Protect Your Family From Lead in Your Home



September 2013

Lead Paint information

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City has always been concerned about poverty and recognizes the need of its citizens to live in sound and sanitary housing in safe and decent neighborhoods. Its first three redevelopment project areas, Noche Buena, Del Monte Heights, and Hannon Areas, were exclusively residential projects providing decent housing in an urban environment. The subsequent project areas were for economic development growth, which led to the creation of the Gateway Auto Center, Laguna Grande Shopping Center, Seaside Auto Center Expansion, and City Center Revitalization Redevelopment Project, which in turn created jobs and improved the City's tax base.

The City's General Plan includes a proactive program for economic development. It is the City's policy that the current emphasis on economic development is consistent with and is an integral part of its housing strategy to improve the quality of life for its residents.

In November 2012, the City adopted an Economic Opportunity Plan. The Economic Opportunity Plan is a guide to how the City of Seaside will achieve its goal of creating and maintaining a diverse, stable, and sustainable economic base. The Economic Opportunity Plan establishes a skeletal framework that will be supplemented over time as plans, programs, and market studies are prepared and adopted.

Key components of the Economic Opportunity Plan include policies and procedures, including specific criteria for evaluating solicited and unsolicited proposals, the identification of key opportunity sites including "next steps" recommendations. In 2015, a long-range property management plan for the disposition of former Redevelopment Agency-owned property was approved as well as a Small Business Support Program which includes the marketing of Seaside's community's amenities, assets, and includes partnering with the regional SBDC for small business consulting outreach and events.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The Economic Opportunity Plan is complementary to this affordable housing plan. The support of existing housing and the creation of new housing is part and parcel of creating a viable community. Encouraging entrepreneurship and small business helps build community and creates jobs.

**City of Seaside
PROCLAMATION**



**"Small Business Month"
May 2019**

WHEREAS *small businesses are the engines of job creation in the United States and this fact comes to life in the City of Seaside, California; and*

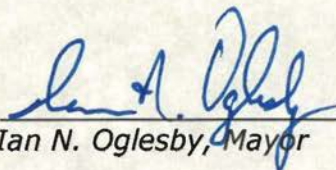
WHEREAS *small businesses represent a community at work; and often times their value and the role they play in our communities is overlooked; and*

WHEREAS *in the City of Seaside, our small businesses over the years have provided jobs, paid taxes, and contributed to local charitable and community efforts; and*

WHEREAS *owners of small businesses deserve recognition, gratitude and*

WHEREAS *the City of Seaside recognizes that small businesses in Seaside are a core component of our local economy and pays tribute to their determination and spirit; and*

NOW, THEREFORE, I, The Honorable Ian N. Oglesby, Mayor of the City of Seaside, California, do hereby proclaim May, 2019 as Small Business Month encouraging residents to recognize Seaside's small businesses for the contributions they make in providing jobs, generating revenue, and for the unique cultural and social element they bring to our community.



Ian N. Oglesby, Mayor

May 2, 2019

Small Business recognition



SBDC workshop in Seaside

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The CDAC receives quarterly reports on CDBG funding activities. Public Notices for all HUD Plans and reports (CON Plan, Annual Action Plan and Consolidated Annual Performance Evaluation Report) are published in the Monterey County Weekly in both English and Spanish and the @SeasideCreates social media accounts on Twitter and Facebook. Monitoring activities by the CDAC include presentations if requested on the subrecipient programs and how they have utilized CDBG funding. All subrecipients submit their applications and reimbursement requests via City Data Services data management so desk reviews are easily facilitated and required documents are accessible.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City anticipates that the annual allocation of CDBG funds will continue to be reduced yearly. The City also plans to receive slightly over \$100,000 per year in program income from lease of land occupied by Embassy Suites.

HUD has indicated that the City will receive \$199,874 in CDBG-CV funds to address the COVID-19 pandemic.

The City does not anticipate any other program income as it is not regular enough to provide a reasonable annual estimate.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	339,767	103,600	0	443,367	1,197,468	since there have been systematic reductions in federal allocations, the projection of future funding was calculated at 95% of the year preceding. The City also plans to receive program income from lease land occupied by Embassy Suites.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Public Services Other	199,874	0	0	199,874	0	CARES Act funding to address COVID-19

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

No additional resources have been identified. The CDBG program has no matching requirement.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

As of the writing of this Consolidated Plan, we do not anticipate that publicly owned lands or properties would be used to acquire lands to achieve CDBG goals. The City could consider upgrading existing public facilities and infrastructure.

Discussion

Faced with reduced resources, the City has made the choice to focus CDBG resources where the need is greatest. The community-identified areas of need are infrastructure and facilities improvements in low-income areas, including street and park accessibility improvements, and providing essential public services for youth and seniors. Activities such as the development of affordable housing and rental housing subsidy are beyond the scope of available resources. The City of Seaside paid off a Section 108 Loan during the last Consolidated Plan and has no Section 108 funds outstanding.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Access to Community and Social Services	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Public Services	City of Seaside Qualified Census Tract 137	Access to community services	CDBG: \$71,292	Public service activities other than Low/Moderate Income Housing Benefit: 1285 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 40 Households Assisted
3	Improve accessibility to persons with disabilities	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City of Seaside	Improve accessibility	CDBG: \$106,145	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 845 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide Quality Facilities and Infrastructure	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City of Seaside	Provide quality facilities and infrastructure	CDBG: \$162,786	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
5	Promote Beautification	2020	2024	Homeless Non-Housing Community Development	City of Seaside	Provide quality facilities and infrastructure Promote Beautification	CDBG: \$40,000	Homelessness Prevention: 18 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Access to Community and Social Services
	Goal Description	
3	Goal Name	Improve accessibility to persons with disabilities
	Goal Description	The City of Seaside will be starting phased project to improve accessibility at Ellis Park.

4	Goal Name	Provide Quality Facilities and Infrastructure
	Goal Description	The CDBG program identifies publicly-owned facilities and infrastructure such as, streets, playgrounds, and underground utilities, and buildings owned by non-profits that are open to the general public, as Public Facilities and Improvements. During 2020-2021 upgrades are scheduled for the Boys and Girls clubhouse, residential substance treatment center, Genesis House, rehabilitation of a modular classroom and creation of an outdoor classroom at the Monterey Adult School (located in Seaside)
5	Goal Name	Promote Beautification
	Goal Description	The Veterans Transition Center plans to rehab abandoned duplexes on the former Fort Ord to provide housing for homeless Seaside veterans.

Projects

AP-35 Projects – 91.220(d)

Introduction

A joint committee of the Homeless Commission and the Community Development Advisory Committee met at a special meeting on March 11, 2020 to make recommendations to City Council for projects for 2020-2022 cycle. Due to the COVID-19 Pandemic, a waiver was applied for an extension to the process. On May 21, 2020, the City Council provided direction to staff for projects and activities to include in the Annual Action Plan.

Projects

#	Project Name
1	Boys and Girls Club Facility improvements
2	Community Human Services-Genesis House facility upgrades
3	MPUSD-Garden Based Classroom
4	MPUSD portable classroom rehabilitation
5	Veterans Transition Center-Transitional Housing HVAC Replacement / Housing Renovations
6	Public Services
7	General Administration of Seaside CDBG program
8	CDBG-CV Food and Mask Distribution
9	CDBG-CV Program Administration
10	Ellis Park Accessibility Improvements

Table 56 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Public services funding requests far exceeded the available funding. The joint committee recommended all ten applicants move forward, splitting the funds equally so all would receive approximately \$6,000. The City Council held a spirited discussion and determined a better solution would be to fund the eight applicants currently receiving funding, and fund them with the percentage of available funds available totaling their requests. No applicant can receive less than \$5,000, and with less recipients splitting the funds, the larger requests would get an award closer meeting their needs.

Project allocations were adjusted from the committee recommendation as well. Council determined the City's Ellis Park accessibility improvements should be funded in phases, with the bulk of the funding in year 2 (the recommendation was for some projects requested for year 2 be moved into year 1 so that the lone project in year 2 was Ellis Park, Council put the year 2 projects back in year 2. Both the Joint

Committee and the Council determined that the Meals on Wheels project application for flooring for the entire Senior Center located in Pacific Grove would not serve Seaside Residents. (note: The Meals on Wheels program is based out of the kitchen of that facility and was approved for public services funding for the Seaside residents served by the program).

AP-38 Project Summary

Project Summary Information



1	Project Name	Boys and Girls Club Facility improvements
	Target Area	City of Seaside
	Goals Supported	Provide Quality Facilities and Infrastructure
	Needs Addressed	Provide quality facilities and infrastructure
	Funding	CDBG: \$70,000
	Description	Capital improvements to the gymnasium gym include converting 2 staff locker rooms into 2 single use rest rooms, re-stripping and re-coating 7000 square feet of gym floor space, replacing padded wall panels around the perimeter of the gym, purchasing and installing 2 new multi-sport scoreboards.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	325 low/moderate income youth regularly use the Boys and Girls Club.
	Location Description	1332 LaSalle Avenue, Seaside, CA
	Planned Activities	
2	Project Name	Community Human Services-Genesis House facility upgrades
	Target Area	City of Seaside Qualified Census Tract 137
	Goals Supported	Provide Quality Facilities and Infrastructure
	Needs Addressed	Provide quality facilities and infrastructure
	Funding	CDBG: \$30,000
	Description	Upgrades to the Genesis House residential treatment facility.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	130 persons will benefit per year. Genesis House is a state-licensed, residential substance abuse treatment program for adults 18 years of age and older. The co-ed program offers 28 beds for stays of 3 to 6 months. The perinatal program offers 8 beds for stays of 6 to 10 months. Children ages 0 to 5 may live with their mothers in treatment. Genesis House is accredited by CARF International.
	Location Description	Genesis House is located in three adjacent buildings at 1152 Sonoma Avenue in Seaside, CA 93955. It is located on the border of Census Block Group 1, 0136 and Census Block Group 2, 0137.

	Planned Activities	Facility upgrades to Genesis House residential substance abuse treatment facility with 36-bed capacity for men and women. Flooring upgrades for safety and energy efficiency.
3	Project Name	MPUSD-Garden Based Classroom
	Target Area	City of Seaside
	Goals Supported	Provide Quality Facilities and Infrastructure
	Needs Addressed	Provide quality facilities and infrastructure
	Funding	CDBG: \$20,000
	Description	Construct a garden based classroom at Monterey Adult School, LaSalle Avenue
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Many of the 60 adult students have not succeeded in traditional classroom settings. The garden classroom will provide a hands-on, project-based format for our students to find academic success in a setting that applies to real life. It will allow them to make real world connections, and prepare for careers that need qualified staff. It allows for students who have had a marginalized educational experience to gain confidence and skills needed for economic mobility.
	Location Description	1295 LaSalle Avenue, Seaside.
	Planned Activities	Construction of a garden based classroom.
4	Project Name	MPUSD portable classroom rehabilitation
	Target Area	City of Seaside
	Goals Supported	Provide Quality Facilities and Infrastructure
	Needs Addressed	Provide quality facilities and infrastructure
	Funding	CDBG: \$42,786
	Description	Rehabilitation of a modular classroom at the Monterey Adult School
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	The rehabilitation of the construction classroom portable will allow Monterey Adult School to provide classes/programs for 60 low and moderate-income persons to enter the construction trades. It will allow for partnerships with the construction union to create pre-apprenticeship and apprenticeship opportunities, along with stackable certifications and/or adult basic education in different construction trades that allow an individual to receive training and increase economic mobility within a shorter timeline.
	Location Description	1295 LaSalle Avenue
	Planned Activities	
5	Project Name	Veterans Transition Center-Transitional Housing HVAC Replacement / Housing Renovations
	Target Area	
	Goals Supported	Improve accessibility to persons with disabilities Provide Quality Facilities and Infrastructure Promote Beautification
	Needs Addressed	Improve accessibility Provide quality facilities and infrastructure Promote Beautification
	Funding	CDBG: \$40,000
	Description	Renovation of duplexes to house homeless veterans and families
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	14-18 homeless veterans and their families will utilize these transitional units each year.
	Location Description	former Fort Ord military housing duplexes (in blighted area Hayes Circle) VTC is HUD and HHS deed restricted to only serve Veterans and the homeless.
	Planned Activities	Renovation of abandoned duplexes on former Fort Ord lands including modern upgrades for energy efficiency in HVAC systems. The third phase of a project started in conjunction with City & County of Monterey and Home Depot.
6	Project Name	Public Services

	Target Area	City of Seaside Qualified Census Tract 137
	Goals Supported	Access to Community and Social Services
	Needs Addressed	Access to community services
	Funding	CDBG: \$71,291
	Description	Public Services activities for Seaside's CDBG program. These activities are capped at 15% of the available grant and program income. Public Services activities approved by the City Council to be included in the Annual Action Plan include participation by: Community Partnership for Youth, ECHO Fair Housing, Girls, Inc of the Central Coast, Greater Victory Temple Community Program, Legal Services for Seniors, Meals on Wheels of the Monterey Peninsula, Palenke Arts and the Village Project
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1285 persons and 40 very-low, low and moderate income level households are expected to benefit from the proposed activities.
	Location Description	These activities will be located throughout the City of Seaside.
	Planned Activities	City Council directed that activities will include after school programs including tutoring, self-esteem, mentoring younger students, community meals/after school, legal services for seniors, meals on wheels for homebound and tenant/landlord fair housing services. Organizations include, Palenke Arts, Community Partnership for Youth, ECHO fair housing, Girls Inc. of the Central Coast, Greater Victory Temple, Legal Services for Seniors, Meals on Wheels and the Village Project.
7	Project Name	General Administration of Seaside CDBG program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$95,055
	Description	General administration costs to administer the CDBG program. Includes staffing, legal notices, supplies (including outreach meetings and public review documents), data management services and reimbursable overhead costs. Capped per HUD at 20% of Grant and Program income.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	City of Seaside
	Planned Activities	Administration of CDBG program including citizen participation activities.
8	Project Name	CDBG-CV Food and Mask Distribution
	Target Area	City of Seaside Qualified Census Tract 137
	Goals Supported	Access to Community and Social Services
	Needs Addressed	
	Funding	CDBG-CV: \$197,874
	Description	The City will coordinate food and mask distribution for Seaside residents financially impacted by COVID-19. The City plans to coordinate with the Food Bank of Monterey County as a provider of the food. The City will administer the project.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Seaside's residents work primarily in the hospitality, retail and service industries and have been particularly hard hit financially by the COVID-19 pandemic. We anticipate a minimum of 300 low income families will utilize food distribution events using these funds
	Location Description	City Hall, 400 Harcourt, Seaside, CA 93955.
	Planned Activities	Food and mask distribution to families financially impacted by COVID-19
9	Project Name	CDBG-CV Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG-CV: \$2,000
	Description	Administration of the CDBG-CV program
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration of the special CDBG-CV funds. The City is purposely minimizing the reimbursement for these activities to allow more funds to be used for the food and mask distribution project
10	Project Name	Ellis Park Accessibility Improvements
	Target Area	City of Seaside Qualified Census Tract 137
	Goals Supported	Improve accessibility to persons with disabilities Provide Quality Facilities and Infrastructure
	Needs Addressed	Improve accessibility Provide quality facilities and infrastructure
	Funding	CDBG: \$85,857
	Description	Accessibility improvements to Seaside's Ellis park. The City will manage this project and will be utilizing CDBG funding to start in 2020 and continue in 2021
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Census data indicates that 845 Seaside mobility impaired residents can benefit from installation of wheelchair and ramp facilities at Ellis Park.
	Location Description	Ellis Park, Seaside.
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The assistance will be directed to low/moderate needs throughout the City of Seaside. Should projects be proposed in HUD Qualified Census Tract 137, they will receive higher priority?

Geographic Distribution

Target Area	Percentage of Funds
City of Seaside	100
Qualified Census Tract 137	

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All of Seaside is considered a difficult development area by HUD, and Census Tract 137 is an Opportunity Zone and a Qualified Census Tract.

Discussion

The City received requests for twice as much funding for public services projects as funding available. The COVID-19 shelter in place emergency has forced all applicants to adjust their programs and created a need for food distribution that will be addressed by the city's CDBG-CV project.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although Seaside's CDBG program has limited funding, a portion of the funds has been utilized by the Veterans Transition Center for the previous two years and will continue this year to rehabilitate blighted abandoned housing units on the former Fort Ord to become transitional housing for Seaside veterans.

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	0
Special-Needs	0
Total	15

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The Veterans Transition Center is continuing with the rehabilitation of units on the former Fort Ord for transitional Veterans Housing. This year's activities will include HVAC upgrades.

AP-60 Public Housing – 91.220(h)

Introduction

The primary public organization for affordable housing and supportive services in the City is the Housing Authority of the County of Monterey (HACM), a public housing authority whose mission is to develop and operate affordable housing and implement supportive programs. The Housing Authority manages a Section 8 Housing Choice Voucher (HCV) program and Family Self Sufficiency programs. Both programs are essential in meeting Seaside's housing needs.

Actions planned during the next year to address the needs to public housing

As of June 30, 2016, HACM has converted all public housing units countywide into Project-Based Rental Assistance. The City will coordinate with the Leadership Council to implement the "Lead Me Home" 10 Year Plan to End Homelessness.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Family Self Sufficiency Program is designed to help families become financially independent of cash aid assistance by obtaining employment. Successful participating families are rewarded with a savings account that is established by HACM. Additionally, the HACM's commitment to the program participants is solidified by the HACM partnering and collaborating with a variety of local service providers that are equally interested in helping families reach their goal of self-sufficiency. Services may include career counseling, financial literacy, parenting skills and homeownership preparation.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

HACM is not identified as "troubled."

Discussion

The Housing Authority of Monterey County, the cities of Salinas, Monterey and Seaside and the County of Monterey prepared an Analysis of Impediments approved in 2019.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Seaside works with regional homeless assistance coordination to reduce homelessness. The lead agency is the Monterey County Department of Social Services (DSS). Two local collaborative efforts are the Coalition of Homeless Services Providers (Homeless Coalition) and Leadership Council (CoC governing body). These organizations are directly responsible for funding and program decisions for Monterey County and the City of Seaside.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will closely coordinate with Monterey County and the Leadership Council CoC to reach out to homeless persons. As described in the "Lead Me Home" 10 Year Plan to End Homelessness, these entities will: collaborate to develop referral agreement between outreach workers and other housing and service providers and designate priority access to housing and treatment slots for clients engaged by outreach workers, develop a centralized information and referral system, streamline referrals and improve service coordination, partner hospitals with existing services to establish respite care centers and detoxification facilities, enhance coordination with mainstream benefits programs. In these efforts, the City will act as an information and referral resource for participating housing and homeless service providers to facilitate agreements and partnerships.

The Greater Victory Temple indicated to the City Council on April 5, 2018 that they have a program in conjunction with the One Starfish program for unsheltered persons to provide meals to the community at their location and emergency shelter. The City has also instituted a Safe Parking Program.

Seaside participated in Analysis of Impediments outreach efforts through an MOU with the Cities of Salinas and Monterey, Monterey County and the Housing Authority of Monterey County to further find out the needs of the entire community and is currently exploring HEAP funding possibilities to address homeless concerns and open a shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

Seaside is working with Gathering for Women and Community Human Services to open a shelter in HUD Qualified Census Tract 137 within the next year. The majority of the funding will be through HEAP.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Transitional housing services are available in Seaside through the Salvation Army. This agency has not applied for CDBG funding for the current cycle.

The Veterans Transition Center is rehabilitating duplexes for transitional veterans' housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will support projects and programs and give proposed programs and improvements that prevent homelessness higher priority. In addition, the City will promote these strategies outlined in the "Lead Me Home" plan: integration of services at the system level; enhancement and integration of services at the client level; improving access to mainstream benefits; launch Employment First (job training); strengthen job development capacity and on-site support; economic development opportunities that will create new jobs for homeless or formerly homeless persons; plan for stability prior to release from incarceration; implement alternatives to arrest and incarceration; create universal healthcare discharge policies and transition aged-out foster youth to housing and income stability.

Discussion

Many seniors, even homeowners, face financial challenges due to limited incomes. Senior households, especially those on limited incomes, need affordable housing. Seniors also face housing challenges related to physical disabilities. Many of the disabilities are age related, including declining mobility and self-care issues that interfere with their ability to remain independent. Seniors have a variety of housing options, including:

- Independent living – seniors reside in their home or apartment with little support or care
- Assisted living facilities – senior maintains a level of independence, residing in an apartment, and receives varied levels of support and assistance such as light housekeeping, meals, transportation, and/or medication
- Residential care facilities – typically a smaller licensed facility, often with 6 or fewer residents,

that provides services similar to those provided by assisted living facilities

- Intermediate care or skilled nursing facilities – a licensed facility that provides a higher, continuous level of professional care

Although a variety of housing options are available to seniors, and all housing options are available in Seaside, facilities providing supportive services and a higher level of care are expensive. Most affordable senior housing is classified as independent living and does not provide supportive services. Lower-income seniors cannot afford to take advantage of many of the housing options and consequently remain in independent living situations struggling with self-care issues. The Monterey County Department of Social Services provides a Senior Information, Referral and Assistance hotline, which is initial point of contact for people seeking information about senior services. The program specializes in information related to the needs of seniors and people with disabilities. Legal Services for Seniors provides a variety of low cost legal assistance.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City's General Plan Housing Element was updated in 2019 and systemically analyzes and addresses barriers to affordable housing. These include governmental, non-governmental, and environmental constraints. That analysis leads to policies and programs to address these constraints. Please find more detailed information on affordable housing in the City's Housing Element on the City of Seaside website and at www.seaside2040.com.

The City is currently in the process of a full General Plan update and has completed the Monterey County Joint Analysis of Impediments approved in spring 2019.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In order to produce affordable housing, the City has an inclusionary housing ordinance. The ordinance requires that for all new developments, at least 20 percent of new units constructed must be restricted for occupancy by moderate, low or very low-income households. For further information, refer to Chapter 17.31, Affordable Housing Requirements, of the Seaside Code of Ordinances at the following on the City of Seaside website.

To expedite project facilitation and provide internal support to project applicants, the City has also established a planning permit review process. When required, permit review takes place before any necessary building permits or business licenses are applied for and are intended to ensure that new development is compatible with surrounding neighborhoods and planned future development.

Discussion:

The state mandated emergency shelter ordinance was approved by the City Council in early 2018. The City of Seaside's approved an updated Housing Element in December 2019. Five agencies in Monterey County, including Seaside completed a joint Analysis of Impediments approved in 2019.

AP-85 Other Actions – 91.220(k)

Introduction:

This section describes the City's actions to address underserved needs, maintain affordable housing, reduce lead-based paint hazards, reduce poverty, develop institutional structure, and enhance public-private coordination.

Actions planned to address obstacles to meeting underserved needs

Use CDBG funds targeted to public facilities and infrastructure to make ADA accessibility improvements. Use CDBG funds targeted to public services to support organizations that assisted underserved populations.

During the program year, the City will work with several organizations that focus on increasing self-sufficiency among lower-income populations. These organizations included the Legal Services for Seniors, which provides a legal service pertaining to housing, health, and finances for elderly residents; drug rehabilitation provided by Community Human Services. Services to help youth start off on the right path include Community Partnership for Youth, Boys and Girls Club of Monterey County, The Village Project, Girls, Inc. and ECHO fair housing services. CDBG funded projects include Section 3 policies to help reduce the number of poverty level families.

Actions planned to foster and maintain affordable housing

Housing programs have been limited as a result of a lack of resources and staffing available to the City. The city does not plan to revive façade improvement programs for homeowners or small businesses in the plan year. The City plans to support the "Lead Me Home" Plan in its efforts to build an affordable housing pipeline and coordination with HACM in rehabilitating and upgrading affordable housing units.

The Coalition's participation in HUD's Homeless Assistance Programs will pay for the development, rehabilitation, or leasing of housing for homeless persons and also for supportive services for those persons. In addition to applying for funding for the previously listed emergency and transitional housing, most all of which offer supportive services, the Coalition also assisted numerous non-profit and other agencies in applying for funding through the Homeless Assistance portion of HUD's program to provide supportive and self-sufficiency services.

These supportive and self-sufficiency services include educational and vocational services which focus on social, living, interpersonal, study and job skills. Linkage to other services and services providers is also provided. In many of the housing projects, Monterey County Behavioral Health provides case coordination and representative payees. Additional services provided in some facilities include reintegration, full case management, life skills, and substance abuse counseling.

The City is actively encouraging the building of Accessory Dwelling Units as a means of increasing the housing stock in an affordable manner.

The City of Seaside will continue to support public and non-profit agencies in utilizing programs that assist homeless persons to make the transition to permanent housing and independent living through maintaining these existing supportive services, New development on the former Fort Ord lands will have a 20% affordable housing requirement per the Fort Ord Reuse Plan. supportive housing, and affordable housing units.

Actions planned to reduce lead-based paint hazards

The City will mitigate lead-based paint through public facilities improvements, and educate participants on the hazards of lead-based paint. In addition, all rehabilitation contracts for public facilities or other rehabilitation projects funded through the City include provisions for work necessary to eliminate any existing lead-based paint hazards on applicable surfaces. If lead hazards are discovered in a residential or a commercial building, the agency responsible for abatement would be the Monterey Bay Air Resources District.

Brochures bringing awareness to the lead-based paint danger are available at the Seaside Creates satellite office and on the City Website.

Actions planned to reduce the number of poverty-level families

Public services help the recipients of services save funds that may have been spent otherwise (such as food for homebound seniors, legal services, tutoring or childcare for youth, tenant-landlord assistance, etc.).

The City plans to use the CDBG-CV funds for food & face mask distribution as unemployment in hospitality and retail sectors skyrocketed during shelter in place. This will help citizens use their limited funds for other needs.

Actions planned to develop institutional structure

Continue to use CDBG Administration funds to implement the Consolidated Plan and Annual Action Plans, address the Analysis of Impediments to Fair Housing, complete annual CAPER reports, and comply with HUD regulations.

Continue to support institutions that provide housing and services for low income populations with CDBG Public Services funds, and by providing other forms of support available to the City.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to support regional planning efforts such as the Leadership Council CoC and the “Lead Me Home” 10 Year Strategy to End Homelessness as well as joining forces with the other CDBG recipient agencies in Monterey County for an analysis of impediments. During the April 5, 2018 City Council meeting, the NAACP and Legal Services for Seniors indicated that they currently provide tenant-landlord assistance in Seaside. ECHO Housing has applied for CDBG funding to institute a presence in Seaside for their tenant-landlord and fair housing services.

Discussion:

The 2020-2022 application cycle increased the number of applicants for funding and the variety of projects and services offered to be provided. The requests far exceeded the funding levels expected.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Seaside CDBG program is focused on low/moderate income persons and the large response to the Notice of Funding Availability serves to illustrate the need for funding to serve this population.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	32,212
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	32,212

Other CDBG Requirements

1. The amount of urgent need activities	199,874
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion:

This Annual Action Plan is for the Fiscal Year beginning July 1, 2020 through June 30, 2021. The City of Seaside has a two-year subrecipient application process and this is the first year of that two-year cycle. The City anticipates that CDBG funds will be used for Low and Moderate-income persons. In addition to the regular Program Income from Embassy Suites land lease rental, unanticipated payments on

Annual Action Plan	175
2020	

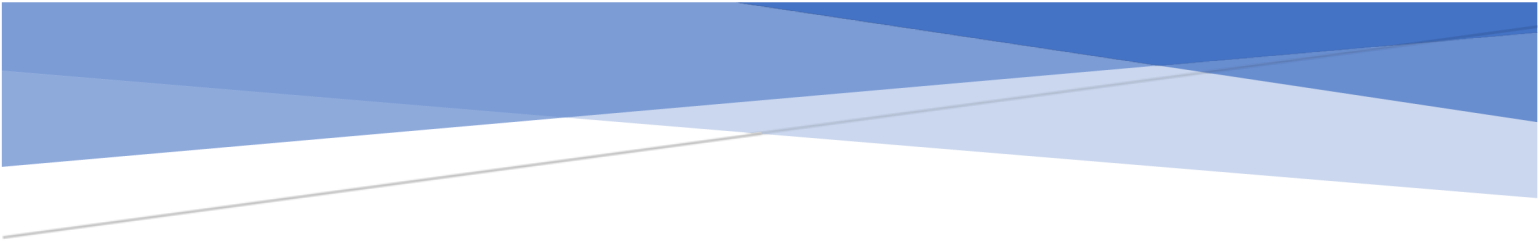
outstanding deferred CDBG funded loans totaling \$32,211.67 were received during 2019-2020 and will be programmed in this Annual Action Plan.

Due to the COVID-19 pandemic CDBG-CV funds awarded for this urgent need activity total \$199,874 and will be utilized by the City of Seaside for food distribution which may include facemasks as directed by City Council on 5/21/2020.

Appendix x - Alternate/Local Data Sources

1	Data Source Name Monterey County AI to Fair Housing Choice
	List the name of the organization or individual who originated the data set. Collaborating Entities: City of Salinas (Lead Agency), City of Monterey, City of Seaside, Monterey Urban County, Housing Authority of Monterey County
	Provide a brief summary of the data set. The Collaborating Entities have established a commitment towards providing equal housing opportunities for their residents. Through the federally funded programs such as the Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant programs, and other state and local programs, the Collaborating Entities work to provide a decent living environment for all. Pursuant to CDBG regulations [24 CFR Subtitle A §91.225(a)(1)], to receive CDBG funds, a jurisdiction must certify that it “actively furthers fair housing choice” through the following: • Completion of an Analysis of Impediments to Fair Housing Choice (AI); • Actions to eliminate identified impediments; and • Maintenance of fair housing records. The Analysis of Impediments to Fair Housing Choice (commonly known as the “AI”), presents a demographic profile of the Collaborating Entities, assesses the extent of fair housing issues among specific groups, and evaluates the availability of a range of housing choices for all residents. This report also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person’s access to housing.
	What was the purpose for developing this data set? An Analysis of Impediments is required by HUD in advance of preparation of this Consolidated Plan.

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The report covers the entitlement jurisdictions of Monterey, Salinas, and Seaside, as well as the Monterey Urban County Entitlement Area, which is comprised of the cities of Del Rey Oaks, Gonzales, Greenfield, Sand City (participating cities), and the unincorporated areas of Monterey County. The Housing Authority County of Monterey (HACM) is also a collaborating entity in this study. For the purposes of public housing and other HACM-administered programs, this report covers the entire service areas of HACM. The cities of Carmel, King, Marina, Pacific Grove, and Soledad did not participate in this effort and do not receive entitlement funds from HUD. Therefore, the report does not cover these localities.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Data was collected for the report from late 2017 through 2018. All entities collaborating with the report approved the completed document during the spring of 2019.
	What is the status of the data set (complete, in progress, or planned)? This report is complete and has been adopted by all participating agencies.



AMENDED CITIZEN PARTICIPATION PLAN

City of Seaside
2020

A Citizen Participation Plan must be followed in preparation of CDBG Plan documents including (but not limited to): Consolidated Five Year Plan, the Annual Action Plan and the Consolidated Plan Annual Performance Report (CAPER).

Due to a variety of circumstances, HUD has mandated all agencies amend their Citizen Participation Plans reflecting the process utilized to prepare for the 2020 submissions. Seaside's Citizen Participation Plan was revised as follows starting in early 2020:

The Council approved work plan for the Homeless Commission indicates that it can assist the CDAC. Due to unexpected vacancies on the CDAC, our HUD rep indicated that a joint meeting with the two groups would meet the HUD approved Seaside plan requirements. A special meeting was scheduled and notice was posted per regular procedures including email to the Community Development Advisory committee email list on BCC. The list includes over 60 opt-in emails (not included as an attachment for privacy). Note: the list received emails regarding all meetings referenced in this document.

Eight citizen volunteers discussed the applications during the special meeting on March 11, 2020, as social distancing was just beginning to be discussed and Shelter In Place was not yet instituted. As was also the case in the 2018, cycle the deliberations were verbal and conducted in a noticed and recorded public meeting. The agenda packet can be accessed at <https://seasideca.civicclerk.com/Web/UserControls/DocPreview.aspx?p=1&aid=1936> and is attached as Attachment 1.

The approximate 90 minute meeting can be viewed at <https://www.youtube.com/watch?v=4uKhXZvupFo&t=12s>

Following recommendations from the joint committee, a report was prepared for consideration at City Council on March 19 for direction to staff for items to be included in the Consolidated Plan/AAP. However, due to the COVID-19 pandemic the item was postponed.

The City adjusted meetings to transition to a more social-distance friendly format as follows:

Pursuant to Governor Newsom's Executive Orders [N2920](#) and [N3320](#) and to do all we can to help slow the spread of COVID19 (coronavirus) City of Seaside meetings were adapted in the following ways:

- *Members of the public may participate before and during each meeting by submitting comment(s) to cityclerk@ci.seaside.ca.us. The clerk will*

read each received public comment aloud into the record at the designated time, subject to time limits that may be imposed pursuant to the Brown Act. In the subject line of a public comment email, please specify the meeting body and date and indicate the relevant item number or "general" to help staff easily receive and organize public comments.

- *Meetings of the Seaside City Council and its Boards and Commissions will be conducted with virtual (electronic) participation only. Members of the public may watch the live stream of the City Council and Boards and Commission meetings at <https://bit.ly/SeasideYouTube>*

Seaside submitted a waiver to HUD regarding extension of deadlines on April 6. The waiver is Attachment 2.

HUD released information regarding CARES Act funding to be awarded to address COVID-19. The City had paused boards, commissions and committee meetings unless deemed necessary. As a result, regular Community Development Advisory Committee Meetings were not held.

A special virtual CDAC meeting was held on April 27. Two members attended the agenda meeting and a discussion of the possibilities took place to preview the CDBG-CV possibilities prior to the May 21 City Council scheduled direction to staff. The discussion included emailed public comment. The agenda packet can be accessed at <https://seasideca.civicclerk.com/Web/UserControls/DocPreview.aspx?p=1&oid=1948> and is attached as Attachment 3

The meeting can be viewed at <https://www.youtube.com/watch?v=LkPACYltxKA&t=95s>

The Council discussed the recommendations on Thursday, May 21 during a virtual City Council meeting. A link to the full agenda and reports is available at <https://seasideca.civicclerk.com/Web/Player.aspx?id=3601&key=-1&mod=-1&mk=-1&nov=0>

City Council items 10A and 10B on May 21, 2020 to provide direction to staff for preparation of the CON/AAP for CDBG and CDBG-CV funds are Attachments 4 and 5 respectively. This was a virtual meeting.

City Council recommendations for funding for CDBG video link of the Council Meeting at https://www.youtube.com/watch?v=K_PVVnWYDkA

Item 10 A for direction on use of CDBG funds begins at 2:05 through 3:47. Written public comment received by the City Clerk via email was read into the record above.

CDBG-CV was discussed on item 10 B linked at https://www.youtube.com/watch?v=K_PVVnWYDkA from 3:47 through 4:31. Written public comment received by the City Clerk via email was read into the record above.

These two topics concerning the CDBG program were discussed for a total of 2 hours and 26 minutes during the May 21 virtual City Council meeting.

The Consolidated Plan (including the 2020-2021 Annual Action Plan featuring the CDBG-CV fund plan as part of the upcoming projects), and the Amended Citizen Participation Plan were posted online due to the unavailability of public viewing locations. A shortened five day public review period as approved by HUD for the special circumstance was observed. A copy of the notice will be included in the public comment section of the submission to HUD via IDIS program.

A Public Hearing will take place using virtual meeting process indicated above will take place to discuss the Consolidated Plan/Annual Action Plan and Amended Citizen Participation Plan followed by adoption of a resolution to adopt all and submit documentation requested to HUD. A copy of the Draft Resolution is Attachment 6.

It is expected a subsequent revision to the Citizen Participation Plan will occur as the City considers restructuring of Boards and Commissions citywide as a result of the impacts of COVID-19.

ATTACHMENT 1

Agenda Packet: Joint Community Development Advisory
Committee/Homeless Commission Meeting

March 11, 2020

ATTACHMENT 1A Draft Meeting Minutes



AGENDA

CITY OF SEASIDE
COMMUNITY DEVELOPMENT
ADVISORY COMMITTEE
/HOMELESS COMMISSION

SPECIAL JOINT MEETING
Seaside Creates
656 Broadway
Wednesday, March 11, 2020
6:30 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

Sue Hawthorne	Chair
Lanny Olis	Co-Vice Chair
David Prina	Co-Vice Chair
Vacant	Committee Member
Vacant	Committee Member

HOMELESS COMMISSION

Jessica Hare	Chair
Ava Scofield	Vice Chair
Merrilyn Mancini	Committee Member
Lynda Cunningham	Committee Member
Gwen Nash	Committee Member
Stacey Fiess	Committee Member
Marielle Mabaet	Committee Member
Vacant	Committee Member

3. **PUBLIC COMMENT**

4. **NEW BUSINESS**

A. INTRO AND OVERVIEW OF CDBG APPLICATION REVIEW PROCESS

RECOMMENDATION: A brief update on the CDBG application process and why a joint special meeting is being held for this cycle of applications.

B. CONSIDER 2020-2022 SEASIDE CDBG PUBLIC SERVICES APPLICATIONS FOR FUNDING RECOMMENDATIONS

RECOMMENDATION:

The purpose of this item is to review the public service applications for City of Seaside CDBG subrecipient funding for the 2020-2022 cycle. It is recommended

that the committees review the applications and make recommendations for public service CDBG funding. The committees should discuss the merits of the applications and determine the best allocation of funds

C. CONSIDER 2020-2022 SEASIDE CDBG CAPITAL PROJECTS APPLICATIONS FOR FUNDING RECOMMENDATIONS

RECOMMENDATION:

The purpose of this item is for the joint committee to review the capital projects applications for City of Seaside CDBG funding for the 2020-2022 cycle and make recommendations to the City Council for funding.

5. ADJOURNMENT

Next Regularly Scheduled Meeting:
CDAC-March 18, 2020
Homeless Commission-March 26, 2020

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



CITY OF SEASIDE STAFF REPORT

Item No.: 4.A.

TO: Community Development Advisory Committee
Homeless Commission

BY: Sharon Mikesell, Administrative Analyst
Brian Dempsey, Fire Chief

DATE: March 11, 2020

**SUBJECT: INTRO AND OVERVIEW OF CDBG APPLICATION REVIEW
PROCESS**

PURPOSE & RECOMMENDATION

A brief update on the CDBG application process and why a joint special meeting is being held for this cycle of applications.

BACKGROUND

The Community Development Block Grant Program (CDBG) requires that citizens are involved in the planning, implementing and assessment of the CDBG program each year. HUD requires an exchange of ideas take place in identifying, soliciting and selecting program activities for each fiscal year to be used in preparing the Annual Action Plan and/or Consolidated Plan and preparation of the Consolidated Annual Performance Report (CAPER).

The City of Seaside encourages the participation of all citizens, including minorities, non-English speaking persons and the elderly. In 2012, the City of Seaside adopted a Citizen Participation Plan that was approved by HUD.

The Community Development Advisory Committee was formed to participate in the assessment and determination of community needs and develop goals and objectives to meet those needs as well as to assist in the evaluation and recommendation of proposals from city departments and community organizations requesting CDBG funding for assistance. The CDAC committee as approved in the Citizen Participation Plan has five members and five alternates. The CDAC generally has five members. The Homeless Committee's approved work plan states that they will assist the CDAC when necessary.

The CDAC held the annual Community Needs workshop in September, reviewed the information obtained in October to establish goals, Staff presented the goals established by CDAC to Council in November. The mandatory meeting for potential applicants was held at the November CDAC meeting, opening the application submittal process. Applications were due January 10 and were presented to the CDAC for review in the City Data Services Portal at the CDAC meeting January 15.

There are currently two vacancies on the CDAC. This has placed the City in a position where the reviewing panel contains less than the HUD approved citizen participation plan if just CDAC members were used.

Staff consulted with Seaside's newest HUD representative in San Francisco and was advised to use alternates as referenced in the Citizen Participation Plan. Utilizing the Homeless Committee as alternates meets the Citizen Participation Plan criteria and allows the application process to move forward while maintaining compliance with Federal, State and Local requirements.

Since PDF copies of the applications were already posted on the City Website in preparation to last month's CDAC meeting, the Homeless Committee was able to review the applications from there prior to this meeting.

Our review committee consisting of the attendees of the joint meeting will publicly review the applications and make their recommendations for City Council to consider for use of CDBG grant funding.

HUD has announced the entitlement community allocations for 2020-2021. Seaside will be receiving \$339,767 in CDBG funding. This will be combined with \$104,300 program income from land lease at Embassy Suites. 15% of the available funds can be used for Public Services Funding. 20% can be used for Program Administration and the remainder for projects and other activities.

Staff will present the results of this special joint meeting recommendations at the April 2, 2020 City Council meeting. The City Council will then consider whether to accept the recommendations of the or to revise them giving Staff direction to finish preparation of the Annual Action Plan. There will be a very quick insertion of the Council's decision as the Consolidated Plan/Annual Action Plan will be released for public review on April 6 to stay on track for the May 15 submission deadline to HUD.

The City thanks the CDAC and the Homeless Committee for their service and all the applicants for their participation in an effort to improve our City as well as their patience in this process.

Please keep in mind during the review process:

*All citizen volunteer members of each committee are thanked for their participation

tonight

*Reviewers should recuse themselves from deliberation if there is a conflict of interest. The California Fair Political Practices Commission conflicts of Interest rules are attached to this report.

*Reviewers should recuse themselves if they reside within a 500 foot radius of a Capital improvement Project that could impact their property value.

*This meeting is subject to the Brown Act. All deliberations must be made in open session during a meeting.

*Seaside boards and commission meetings are expected to be recorded and live streamed on the City's YouTube channel.

*All proposals are welcomed as the groups have expressed their ideas to improve the quality of life for Seaside low/moderate income residents.

Thanks to all of you for making a difference in Seaside.

ATTACHMENTS

1. Conflicts of Interest Rules



CALIFORNIA

Fair Political Practices Commission

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Conflicts of Interest Rules

- [Campaign Rules](#)
- [Conflicts of Interest Rules](#)
- [Lobbyist Rules](#)
- [Rules on Conflict of Interest Codes](#)
- [Guidance for Filing Officers](#)
- [Public Officials and Employees Rules](#)
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- [What's New](#)

How to Request Advice

If you have questions about your obligations under the Act you can request advice directly from FPPC staff

[Request Advice](#)

Conflicts of Interest Rules

Under the Act, a public official has a disqualifying conflict of interest in a governmental decision if it is foreseeable that the decision will have a financial impact on his or her personal finances or other financial interests. In such cases, there is a risk of biased decision-making that could sacrifice the public's interest in favor of the official's private financial interests. To avoid actual bias or the appearance of possible improprieties, the public official is prohibited from participating in the decision.

Disqualifying Financial Interests

There are five types of interests that may result in disqualification:

- **Business Entity.** A business entity in which the official has an investment of \$2,000 or more in which he or she is a director, officer, partner, trustee, employee, or manager.
- **Real Property.** Real property in which the official has an interest of \$2,000 or more including leaseholds. (However, month-to-month leases are not considered real property interests.)
- **Income.** An individual or an entity from whom the official has received income or promised income aggregating to \$500 or more in the previous 12 months, including the official's community property interest in the income of his or her spouse or registered domestic partner.
- **Gifts.** An individual or an entity from whom the official has received gifts aggregating to \$500 or more in the previous 12 months.
- **Personal Finances.** The official's personal finances including his or her expenses, income, assets, or liabilities, as well as those of his or her immediate family.

Disqualifying Financial Impact or Effect

If a decision may have a financial impact or effect on any of the foregoing interests, an official is disqualified from governmental decision if the following two conditions are met:

- The financial impact or effect is foreseeable, and
- The financial impact or effect is significant enough to be considered material.

Generally, a financial impact or effect is presumed to be both foreseeable and material if the financial interest is "explicitly" or directly involved in the decision. A financial interest is explicitly involved in the decision whenever the interest is a named party in, or the subject of, a governmental decision before the official or the official's agency.

If the interest is "not explicitly involved" in the decision, a financial impact or effect is reasonably foreseeable if the effect can be recognized as a realistic possibility and more than hypothetical or theoretical. A financial effect need not be likely to occur to be considered reasonably foreseeable.

However, for interests "not explicitly involved" in the decision, different standards apply to determine whether a foreseeable effect on an interest will be material depending on the nature of the interest. The FPPC has adopted rules for deciding what kinds of financial effects are important enough to trigger a conflict of interest. These rules are called "materiality standards," that is, they are the standards that should be used for judging what kind of financial impacts resulting from governmental decisions are considered material or important.

There are too many materiality standards to adequately review all of them here. To determine the applicable materiality standard, or to obtain more detailed information on conflicts, an official may consult the FPPC's guide to [Recognizing Conflicts of Interest](#). Alternatively, the official should seek assistance from agency counsel or the FPPC anytime the official has reason to believe a decision may have a financial impact or effect on his or her personal finances or other financial interests.

Exceptions

Not all conflicts of interest prevent a public official from lawfully taking part in the government decision. There are two limited exceptions to the conflict of interest rules:

- **The Public Generally Exception.** A public official is not disqualified from a decision if the effect on the official's interests is indistinguishable from the effect on the public.
- **Legally Required to Participate.** In certain rare circumstances, a public official may be randomly selected to take part in a decision if a quorum cannot be reached because too many officials are disqualified under the Act.

Exceptions must be considered with care. A public official should contact agency counsel or the FPPC to determine if an exception applies.

Recusal Requirements

An official with a disqualifying conflict of interest may not make, participate in making, or use his or her position to influence a governmental decision. When appearing before his or her own agency or an agency subject to the authority or budgetary control of his or her agency, an official is making, participating in making, or using his or her position to influence a decision any time the official takes any action to influence the decision including directing a decision, voting, providing information or a recommendation, or contacting or appearing before any other agency official. When appearing before any other agency, the official must not act or purport to act in his or her official capacity or on behalf of his or her agency.

Certain officials (including city council members, planning commissioners, and members of the boards of supervisors) have a mandated manner in which they must disqualify from decisions made at a public meeting (including closed session decisions) and must publicly identify a conflict of interest and leave the room before the item is discussed.

While there are limited exceptions that allow a public official to participate as a member of the public and speak to the press, the exceptions are interpreted narrowly and may require advice from your agency's counsel or the FPPC.



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CITY OF SEASIDE STAFF REPORT

Item No.: 4.B.

TO: Community Development Advisory Committee
Homeless Commission

BY: Sharon Mikesell, Administrative Analyst

DATE: March 11, 2020

**SUBJECT: CONSIDER 2020-2022 SEASIDE CDBG PUBLIC SERVICES
APPLICATIONS FOR FUNDING RECOMMENDATIONS**

PURPOSE & RECOMMENDATION

The purpose of this item is to review the public service applications for City of Seaside CDBG subrecipient funding for the 2020-2022 cycle. It is recommended that the panel review the applications and make recommendations for public service CDBG funding. The panel should discuss the merits of the applications and determine the best allocation of funds.

BACKGROUND

The CDAC has an opportunity to review eleven total applications for subrecipient funding for the CDBG program for the 2020-2022 cycle. Applications were made available for review by the CDAC during the January 2020 meeting as well as utilization of a scoring matrix housed on the City Data Services portal. PDF copies of applications are posted on the City website on the Community Development Block Grant page and may be accessed at <http://www.ci.seaside.ca.us/262/Community-Development-Block-Grant-CDBG>

The 2020-2022 cycle of Seaside CDBG public services funding requests includes 11 applicants asking for a total of \$199,445 for 2020-2021 and \$147,065 for 2021-2022 (this is on the assumption that one applicant may qualify for the second year only if the program is determined to be contingent on funding approval of the proposed capital project's completion, all others requested the same amount for both years). The group may wish to address this in their discussion of the applications and/or ask the applicant for clarification. All applicants acknowledged the \$15,000 per year request cap in their narratives.

The goal is to determine funding recommendations to the City Council for the most appropriate allocation of funding to help low to moderate income residents of the City of Seaside. The CDBG entitlement award was announced on February 14. Public Services funding for 2020-2021 will total 66,610.

Action Council of Monterey County-Palenke Arts	Multi-cultural arts and events for youth
Court Appointed Special Advocates (CASA) of Monterey County	Services for abused and neglected children in foster care
Community Partnership for Youth (CPY)	Youth services, high school leaders job skills and training
Eden Council for Hope and Opportunity (ECHO)	Fair housing and tenant landlord services
Gathering for Women	Operation of homeless transitional center to open in Seaside
Girls, Inc	After school programming for girls i middle-high school
Greater Victory Temple	After school tutoring program including snacks for at-risk children
Legal Services for Seniors (LSS)	No-cost legal representation for seniors
Meals on Wheels of the Monterey Peninsula	Preparation and delivery of meals to over 120 homebound Seaside residents
Monterey Peninsula Unified School District (MPUSD)-NOTE* This is a PORTION of the application including building the outdoor classroom and would be contingent upon the approval of that project and likely a SECOND year only request as the classroom would not operate until it was build.	Operation of outdoor classroom (application to build classroom is a CIP application) at Monterey Adult School (located at 1295 LaSalle Avenue, Seaside)
Village Project	Operation of Mae C Johnson Education and Cultural Enrichment Academy

The panel may use whatever method they choose to determine their funding

recommendations. The scoring tool included with the City Data portal is a method that can be used. It has been noted by the CDAC that in past scoring efforts, the scores have proven to be extremely close and may not be a good indicator in a situation where the applicants are all of high quality and as a result, the differences are historically minimal.

The panel could decide that all proposals are of essentially equal and all applicants should be recommended to Council. Bear in mind, the Council approved allocation calculation currently being used figures the percentage of the total capped amount each potential recipient requested and deduct the overage by that amount with a minimum allocation of \$5,000 (reducing the top requests equally to bring the lowest requests up to \$5,000).

In this scenario, all Public Services applicants would be recommended to receive funding. Due to the large number of applicants, combined with the limited expected funding and the administrative requirements needed to comply with the federal program, it may not be a cost-efficient option for the participants as it could severely impact their programs.

Another alternative is to prioritize the applications and recommend award of the requested amounts until the \$66,610 is allocated.

All CDBG funding applications will remain posted on the City's website at <http://www.ci.seaside.ca.us/262/Community-Development-Block-Grant-CDBG> and available for the public and City Council to review throughout the preparation of the Annual Action Plan.

NOTE: President Trump has once again recommended that the CDBG program be eliminated in its entirety in 2021. Should the program end, there will be no grant funds to award next year.

In all cases, the applications represent quality activities programs and the applicants are appreciated for their efforts to improve the quality of life in Seaside.

ATTACHMENTS

1. 2020-2021 PS Scenario-Actual Federal Allocation
-

2. Seaside Eval 2020
 3. Subrecipient Checklist Managing CDBG A Guidebook for CDBG Grantees on Subrecipient Oversight
-

Public Services Funding Requests

Organization	Amount requested	% of total req 2020-2021	% of actual using %	Adjusted to current formula (none below 5K, highest adjusted equally down)	% of total requested 2021-2022	%unadjusted \$ of actual for 2021- 2022	Adjusted to current formula (none below 5K, highest adjusted equally down)	for year?
MPUSD (outdoor classroom operation- contingent on building outdoor classroom)ONE YEAR ONLY	\$ 15,000.00	N/A			10.95%	\$ 6,902.39	\$ 6,271.14	2021-2022 only
Gathering for Women	\$ 10,000.00	8.20%	\$5,461.18	\$5,461.18	7.30%	\$ 4,601.59	\$ 5,000.00	both
CASA of Monterey County	\$ 10,000.00	8.20%	\$5,461.18	\$5,461.18	7.30%	\$ 4,601.59	\$ 5,000.00	both
Action Council-Palenke Arts Village Project	\$ 15,000.00 \$ 14,500.00	12.30% 11.89%	\$8,191.77 \$7,918.72	\$8,034.01 \$7,918.72	10.95% 10.59%	\$ 6,902.39 \$ 6,672.31	\$ 6,271.14 \$ 6,672.31	both both
Legal Services for Seniors	\$ 15,000.00	12.30%	\$8,191.77	\$8,034.01	10.95%	\$ 6,902.39	\$ 6,271.14	both
Greater Victory Temple	\$ 15,000.00	12.30%	\$8,191.77	\$8,034.01	10.95%	\$ 6,902.39	\$ 6,271.14	both
Girls Inc of Central Coast	\$ 8,000.00	6.56%	\$4,368.95	\$5,000.00	5.84%	\$ 3,681.27	\$ 5,000.00	both
ECHO	\$ 9,470.00	7.76%	\$5,171.74	\$5,171.74	6.91%	\$ 4,357.71	\$ 5,000.00	both
Meals On Wheels	\$ 10,000.00	8.20%	\$5,461.18	\$5,461.18	7.30%	\$ 4,601.59	\$ 5,000.00	both
Community Partnership for Youth	\$ 15,000.00	12.30%	\$8,191.77	\$8,034.01	10.95%	\$ 6,902.39	\$ 6,271.14	both
			\$66,610.05	\$66,610.05		\$ 63,028.00	\$ 63,028.00	
TOTAL REQUESTS	\$ 121,970.00							
2020-2021								
2021-2022 (includes MPUSD)	\$ 136,970.00							
Available 2020-2021	\$ 66,610.05							
Expected avail 2021-22**	\$ 63,028.00							
** still use original projections for 2021-2022. President's budget eliminates CDBG entirely as of 2/18/20								
		Girls Inc under 5K difference-	\$4,368.95 \$631.05		Under 5K Girls Inc Gathering CASA ECHO MOW	\$ 3,681.27 \$ 4,601.59 \$ 4,601.59 \$ 4,357.71 \$ 4,601.59		Diff \$ 1,318.73 \$ 398.41 \$ 398.41 \$ 642.29 \$ 398.41 \$ 3,156.24
		Four requested max- adjust downward	\$157.76			Five requested max-adjust downward		\$ 631.25

Please note these applications are listed randomly and are NOT in any ranking order.

Please rate this program in each of the areas below, using this scale:

0 – Below Standard – Does not meet the basic requirements.

1 – Poor – Somewhat meets the intent of the basic requirements, lacking vital information.

2 – Fair – Meets some of the basic requirements, lacking vital information.

3 – Okay – Meets some requirements.

4 – Good – Meets all requirements.

5 – Excellent – Exceeds all requirements.

Point totals for each program will be aggregated over the ratings of all the evaluators and available for review by the city program manager and by you.

1. COMMUNITY NEEDS AND PRIORITIES	0	1	2	3	4	5
1.1 The need is identified in the Consolidated Plan.	☐	☐	☐	☐	☐	☐
1.2 The proposal meets the most urgent needs (Senior & Youth for Public Services.)	☐	☐	☐	☐	☐	☐
1.3 The need for this service has been clearly identified.	☐	☐	☐	☐	☐	☐
1.4 The data or information supplied by applicant clearly shows how this service or activity will satisfactorily address the need.	☐	☐	☐	☐	☐	☐

2. BENEFITS TO TARGET POPULATION	0	1	2	3	4	5
2.1 Applicant has experience and ability to successfully carry out the proposed services or project (Includes past program performance, meeting goals and objectives, satisfactory monitoring results, contract compliance, quality of the application, review of resumes of key staff, community reputation, and communication with funders).	☐	☐	☐	☐	☐	☐
2.2 The service or activity benefits primarily lower income residents and agency shows understanding & ability to document eligibility.	☐	☐	☐	☐	☐	☐
2.3 Clear measurements of the effectiveness of the service have been outlined in application.	☐	☐	☐	☐	☐	☐
2.4 Outreach to clients and services are culturally and linguistically appropriate, and effective to clientele.	☐	☐	☐	☐	☐	☐
2.5 Services are physically accessible to persons with disabilities.	☐	☐	☐	☐	☐	☐

3. ORGANIZATIONAL / ADMIN CAPACITY	0	1	2	3	4	5
3.1 Applicant's Mission is consistent with this service or project.	☐	☐	☐	☐	☐	☐
3.2 Applicant has established ability to effectively administer grants - (Includes past performance includes timely submission of reports and invoices, satisfactory monitoring results and annual audits and internal financial controls. For new applicants, includes application, review of audit, proposed and current program budget, resumes of key staff, and communication with funders who may have experience with applicant).	☐	☐	☐	☐	☐	☐
3.3 Applicant has stable Executive Director, Program Manager and Financial Officer (tenure 1+ years).	☐	☐	☐	☐	☐	☐

4. FINANCIAL ANALYSIS	0	1	2	3	4	5
4.1 The cost per beneficiary is reasonable compared to services provided, and the activity is cost effective.	☐	☐	☐	☐	☐	☐
4.2 Applicant demonstrates balance & diversity of fund sources other than City/Consortium CDBG (other letters of funding commitment).	☐	☐	☐	☐	☐	☐
4.3 The percentage of funds requested to serve Seaside residents is proportional to the program budget and total persons served, and the agency demonstrates a need for Seaside funding.	☐	☐	☐	☐	☐	☐
4.4 The agency shows sound fiscal management ability (as reflected in the most recent audit.)	☐	☐	☐	☐	☐	☐
4.5 Applicant spends less than 20% of budget on administration.	☐	☐	☐	☐	☐	☐

Total:0 of 85 possible Points

Completed:0 of 17 questions answered

**Basic Elements of a Subrecipient Application for Funding
and Applicable Federal Regulations**

✓	Data	Description	Some Key Applicable Regulations
	1. Project Summary	A brief project description including: • Need or problem • Population to be served • Geographic service area • Description of work and how it addresses the problem • Schedule for completion • Proposed accomplishments • Eligibility/National Objective • Proposed budget • Intended staffing • Other sources of funding	24 CFR 570.200(a), 570.201–570.208, 507.503
	2. Agency Background	• Years in operation • Purpose • Type of services provided • Agency’s capabilities • Experience with Federal Programs • Number/characteristics of clients served • License to operate	24 CFR 570.506, 570.507, 570.610; 24 CFR Parts 84 or 85
	3. Personnel	Describe: • Staff positions and qualifications • Policy/procedures manual	24 CFR 570.506, 570.507, 570.601, 570.602, 570.607(b), 570.611
	4. Financial	Describe: • Operating budget • Commitments for ongoing funding • Fiscal management (reporting, records, accounting principles)	24 CFR 570.502–570.504, 570.506, 570.507, 570.610; 24 CFR Parts 84 or 85, and OMB Circulars A-87 or A-122; Treasury Circular 1075
	5. Audit Requirements	Organizations receiving \$300,000 or more in Federal financial assistance in a fiscal year must secure an audit.	OMB Circular A-133
	6. Insurance/Bonding/Worker’s Compensations	Indicate if agency: • Has liability insurance • Pays payroll taxes and worker’s compensation • Has fidelity bond coverage	24 CFR Parts 84 or 85
	7. Additional Information	Any other pertinent information	
	8. Standard Documents for Submission	• Articles of Incorporation/Bylaws • Non-profit determinations • List of Board of Directors • Authorization to Request Funds • Authorized official designation • Organization Chart • Resumes of Chief Program Admin. and Chief Fiscal Officer • Financial Statement and Audit • Conflict of Interest Questionnaire • Framework for Documenting Compliance with National Objectives	24 CFR 570.208, 570.500(c), 570.611 *Although these regulations do not require formal submission of all these documents at the point of application, the grantee can still request this information to obtain a better understanding of the organization, systems, and personnel of a potential subrecipient.

SUBRECIPIENT SELECTION CHECKLIST

This checklist provides useful criteria for selecting subrecipients and assessing risk. A grantee should use such criteria to determine whether a prospective subrecipient has the necessary systems in place for the Federal requirements that impact the type of activity being proposed. The grantee should “walk through” a hypothetical scenario involving the proposed activity to assess how the requirements on the checklist will be handled. This will allow the grantee to gauge the completeness of the prospective subrecipient’s systems and determine whether any technical assistance and/or close oversight will be necessary.

- ☐ Project is eligible and meets one of the three broad National Objectives:
 - Principally benefits low- and moderate-income persons;
 - Prevents or eliminates slum or blight;
 - Addresses an urgent need or problem in the community.
- ☐ Project fits into the community priorities set out by the Consolidated Plan.
- ☐ Project can be completed within a reasonable time frame.
- ☐ Prior experience with CDBG related activities, **and/or**
- ☐ Prior experience with other grant programs, and proven record carrying out similar projects in the community.
- ☐ Financial capacity as indicated by audited financial statements and banking/credit references.
- ☐ Financial stability (not total dependence on CDBG funds) as indicated by other funding sources and amounts, over time.
- ☐ Adequate staffing (number of staff and qualifications).
- ☐ Organizational strength, including:
 - record-keeping methods;
 - filing system;
 - financial systems;
 - existence of a written procedures manual for financial management and personnel.



CITY OF SEASIDE STAFF REPORT

Item No.: 4.C.

TO: Community Development Advisory Committee
Homeless Commission

BY: Sharon Mikesell, Administrative Analyst

DATE: March 11, 2020

**SUBJECT: CONSIDER 2020-2022 SEASIDE CDBG CAPITAL PROJECTS
APPLICATIONS FOR FUNDING RECOMMENDATIONS**

PURPOSE & RECOMMENDATION

The purpose of this item is for the panel to review the capital projects applications for City of Seaside CDBG 2020-2022 cycle and make recommendations to the City Council for funding.

BACKGROUND

The capital project applications exceeded the expected available funding. As received, the applications totaled \$528,027 for 2020-2021 and expected availability is \$283,221.

All CDBG funding applications are posted on the City's website at <http://www.ci.seaside.ca.us/262/Community-Development-Block-Grant-CDBG> and available for the public and City Council to review throughout the preparation of the Annual Action Plan.

Boys and Girls Club	Gymnasium improvements
Boys and Girls Club	Kitchen improvements
Community Human Services	Energy efficiency-flooring
Monterey Peninsula Unified School District (MPUSD)	Construction of garden based classroom (operation is a PS application)
Monterey Peninsula Unified School District (MPUSD)	Portable rehabilitation at Adult School
Meals on Wheels of the Monterey Peninsula	Sally Griffin Active Living Center Flooring

City of Seaside	Ellis Park accessibility improvements
Veterans Transition Center	Finishing duplex renovations with HVAC (joint CDBG project with Cities of Monterey & Seaside and County of Monterey)

There are a few items to consider:

Community Human Services (CHS) has a standing Joint Powers Authority agreement with the City of Seaside to be funded \$30,000 per year. This funding is not required to be from the CDBG program, but by funding via CDBG, the obligation is not paid through the General Fund. CHS requested \$30,000 for FY 2020-2021 only.

Please note that the Meals on Wheels CIP request is for the Sally Griffin Active Living Center located in Pacific Grove. This facility is where the Meals on Wheels meals are prepared, and also serves as a multi-purpose center for seniors. The CDAC should determine if they feel the entire facility meets the criteria of a Capital Project serving Seaside residents in their recommendation process. The Veterans Transition Center project is located in the City of Marina and is a continuation of a CDBG funded project funded by multiple agencies.

The Boys and Girls Club, CHS, City of Seaside and the Veterans Transition Center are all current recipients of CDBG Capital Improvements Funding. Meals on Wheels is a current Public Services subrecipient and has also applied for PS funding for this cycle. MPUSD is a new applicant for Seaside CDBG funds.

CDBG funds are only issued by the City after proof of payment of eligible expenses has been made by the subrecipient.

This is the first cycle that the Monterey Peninsula Unified School District has requested CDBG funding. They have requested two capital projects. One of the requests includes staffing for the outdoor classroom, that portion has been deleted from the attached spreadsheet and included in the Public Services requests. Staffing is not a Capital Improvement and must be considered as Public Service.

Projects could possibly be shifted for partial funding between the two years so that all requests are funded on some level. This should be discussed with the applicants if the CDAC feels it is a viable option. The agencies involved are most likely exploring multiple funding sources for their projects.

NOTE: ALL awards are contingent upon continued federal funding of the CDBG program. Should the program end per the President's budget recommendation in

2021, there will be no future grant funds to award.

In all cases, the applications represent quality projects and the applicants are appreciated for their efforts to improve the quality of life in Seaside.

ATTACHMENTS

1. 2020-2021 CDBG CIP Project Applications-Actual Federal Allocation
-

Capital Projects CDBG Funding Requests

Organization	Amount	For year?	Use of Funds	Location notes	Other notes
Boys and Girls Club	\$ 70,000.00	2020-2021	gym improvements		
Boys and Girls Club	\$ 20,000.00	2021-2022	kitchen improvements		
Community Human Services	\$ 30,000.00	2020-2021	flooring-energy efficiency		CHS has a joint powers authority agreement with the City for \$30,000 per year.
MPUSD	\$ 20,000.00	2020-2021	garden based classroom		Building the classroom PS funding for second year
MPUSD	\$ 42,786.00	2020-2021	rehab classroom		
Meals on Wheels CIP	\$ 44,000.00	2020-2021	flooring for Active living center	NOTE: This facility is located in Pacific Grove. The Seaside Meals on Wheels meals are prepared at this facility.	
City of Seaside	\$ 281,241.00	2020-2021	Ellis park accessibility	in tract 136 bordering 137	845 disabled persons per HUD statistics
Veterans Transition Center	\$ 40,000.00	2020-2021	finish up duplex renovation in progress	This project is located in Marina (has previously been approved by HUD as a joint project and will serve Seaside veterans)	joint project continued with CDBG funding also from City of Monterey an Monterey County for homeless veterans
requests	\$ 528,027.00	2020-2021			
requests	\$ 20,000.00	2021-2022			
Actual Availability	\$ 288,643.15	2020-2021			
Projected next year	\$ 273,122.00	2021-2022	(using previous projection, the President's budget eliminates CDBG)		

**Draft
MINUTES**

CITY OF SEASIDE
COMMUNITY DEVELOPMENT
ADVISORY COMMITTEE &
HOMELESS COMMISSION

SPECIAL JOINT MEETING
Seaside Creates
Wednesday, March 11, 2020
6:30 PM

1. CALL TO ORDER

The meeting was called to order by CDAC Chair Sue Hawthorne at 6:35

2. ROLL CALL

Present- **Community Development Advisory Committee Members:**

Sue Hawthorne-Chair

Lanny Olis-Co Vice Chair

David Prina-Co Vice Chair

Homeless Commission Members:

Jessica Hare-Chair

Ava Scofield-Vice Chair

Merrilyn Mancini

Lynda Cunningham

Marielle Mabaet

Both groups had a quorum present.

3. PUBLIC COMMENT

No public comment

4. NEW BUSINESS

A. INTRO AND OVERVIEW OF CDBG APPLICATION REVIEW PROCESS

CDAC Staff Liaison Sharon Mikesell gave an overview of the CDBG program and thanked the Homeless Commission for assisting the CDAC since there was a current shortage of CDAC members to satisfy the HUD approved Citizen Participation Program. The review panel was advised that HUD has announced Seaside's entitlement award for 2020-2021 will be \$339,767 and will be combined with the \$104,300 to be received from ground rental at Embassy Suites. 15% of available funds can be allocated for Public Services funding, 20% for Program Administration and the remainder for projects and other eligible activities. The review panel was also reminded of procedures should

any of them wish to recuse themselves from deliberation due to a conflict of interest and referred them to the California Fair Political Practices Commission conflicts of interest rules attached to the staff report, reminder to recuse if they lived within 500 feet of a capital project that could impact their property values, reminded all that the meeting is subject to the Brown Act, that the meeting was being live streamed on the City's YouTube channel and thanked all applicants and citizen volunteer reviewers for their participation.

B. CONSIDER 2020-2022 SEASIDE CDBG PUBLIC SERVICES APPLICATIONS FOR FUNDING RECOMMENDATIONS

The review panel discussed the applications:

Sue Hawthorne proposed full funding to The Village Project, Legal Services for Seniors, Girls, Inc., Meals on Wheels and Community Partnership for Youth and remainder to ECHO as they have stood by Seaside the longest and to not include new applicants. Jessica Hare proposed inclusion of services for the homeless and unsheltered. Comments from public included Karen from Greater Victory Temple stating that their after school program serves the public, is currently funded with CDBG and using the seniority method would defeat the purpose of Community Development. Alan from the Monterey Adult School said that their priority application was the CIP project, not the Public Services portion of the application, Juan from Palenke Arts stated that youth are neglected and not to just do what they have done in the past. Margie from ECHO distributed information and says that her program is mandated by HUD.

Linda Cunningham moved, David Prina seconded that all applicants (except MPUSD) receive a baseline of \$5,000 then split the rest evenly to approximately \$6,600 per applicant to evenly distribute the funds. Motion carried.

C. CONSIDER 2020-2022 SEASIDE CDBG CAPITAL PROJECTS APPLICATIONS FOR FUNDING RECOMMENDATIONS

The panel discussed the funding requests. Jessica Hare noted that the Meals on Wheels capital project would benefit Pacific Grove more than Seaside and should not be funded. Discussion noted that the Public Services portion does benefit 100 Seaside residents for home meal delivery, the CIP project encompassing the entire senior center did not benefit Seaside. Discussion ensued on ideas on how to spread the applicant's requests over the two year cycle as most of the requests were for the first year. Public comment included Rob from Community Human Services noting that they are able to do improvements with CDBG funds that might otherwise not be done and they had made an error not asking for funds for both years. Misty from the City of Seaside indicated that the Ellis Park improvements would be open to coordination over the two year cycle.

Linda Cunningham moved and Eva Scofield seconded recommending the first

year funds be distributed as requested to all requests-including the Boys and Girls Club's year 2 request but exclude Meals on Wheels and the City of Seaside. Any additional funds available to be distributed equally to all first year recipients. Year 2, all project funds recommended to the City of Seaside's Ellis Park Project. Motion carried 5 to 3.

5. ADJOURNMENT

The meeting was adjourned approximately 7:50 PM

Respectfully submitted,

Sharon Mikesell, CDAC staff liaison

ATTACHMENT 2

City of Seaside waiver to HUD



OFFICE OF THE CITY MANAGER

440 Harcourt Avenue
Seaside, CA 93955
www.ci.seaside.ca.us

Telephone 831-899-6707
Fax 831-718-8594

April 6, 2020

- Attention: CPD Director Kimberly Nash
- at CPD_COVID-19WaiverSFO@hud.gov

Dear Ms. Nash:

The City of Seaside requests a waiver of Community Planning and Development Grant Program and Consolidate Plan Requirements to prevent the spread of COVID-19 and Mitigate Economic Impact. Seaside will update the program records to include written documentation of the specific conditions that justify use of the waiver, consistent with the justifications and applicability provisions provided in the COVID-19 Waiver Memorandum. Required Information is provided below:

Entitlement Jurisdiction: City of Seaside

Requestor Name and Title: Craig Malin, City Manager

Phone Number: 831-899-6700 E-mail: CMalin@ci.seaside.ca.us

Declared-disaster area(s) where the waivers will be used: City of Seaside

Date on which the grantee anticipates first use of the waiver flexibility: 4/16/2020

CDBG Program Consolidated Planning Requirements:

- ☒ Citizen Participation Public Comment Period for Consolidated Plan Amendment
- ☒ Citizen Participation Reasonable Notice and Opportunity to Comment

Description supporting request for the waiver (optional): Proclamation of Local Emergency ratified by Seaside City Council on March 19, 2020 (1st and 2nd supplements ratified April 2, 2020)

Authorized Signature

A handwritten signature in blue ink, appearing to be "Craig Malin", is written over a horizontal line.

Craig Malin, City Manager and Director of Emergency Services

Include, Innovate, Inspire

ATTACHMENT 3

Agenda Packet: Special Community Development Advisory Committee meeting

April 27, 2020

ATTACHMENT 3A

Meeting Notes



A G E N D A

CITY OF SEASIDE
COMMUNITY DEVELOPMENT
ADVISORY COMMITTEE

SPECIAL MEETING
VIRTUAL ONLY MEETING
Monday, April 27, 2020
6:00 PM

Pursuant to Governor Newsom's Executive Orders [N-29-20](#) and [N-33-20](#), and to do all we can to help slow the spread of COVID-19 (coronavirus) City of Seaside meetings will be adapted in the following ways:

- Meetings of the Seaside City Council and its Boards and Commissions will be conducted with virtual (electronic) participation only. Members of the public may watch the live stream of the City Council and Boards and Commission meetings at <https://bit.ly/SeasideYouTube>
- Members of the public may participate before and during each meeting by submitting comment(s) to cityclerk@ci.seaside.ca.us. The clerk will read each received public comment aloud into the record at the designated time, subject to time limits that may be imposed pursuant to the Brown Act. In the subject line of a public comment email, please specify the meeting body and date and indicate the relevant item number or "general" to help staff easily receive and organize public comments.

1. CALL TO ORDER

2. ROLL CALL

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

Sue Hawthorne
Lanny Olis
David Prina
Vacant
Vacant

Chair
Co-Vice Chair
Co-Vice Chair
Committee Member
Committee Member

3. PUBLIC COMMENT

4. PRESENTATION

A. RECEIVE A PRESENTATION REGARDING CDBG-CV FUNDS

RECOMMENDATION: Seaside's Community Development Director will give a presentation regarding CDBG-CV funds. It is recommended that the CDAC receive the report.

5. **ADJOURNMENT**

Next Regularly Scheduled Meeting:

TBD

TBD

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:

<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Governor Newsom's Executive Orders N-29-20 and N-33-20.



CITY OF SEASIDE STAFF REPORT

Item No.: 4.A.

TO: Community Development Advisory Committee

BY: Gloria Stearns, Community Development Manager

DATE: April 27, 2020

SUBJECT: RECEIVE A PRESENTATION REGARDING CDBG-CV FUNDS

PURPOSE & RECOMMENDATION

Seaside's Community Development Director will give a presentation regarding CDBG-CV funds. It is recommended that the CDAC receive the report.

BACKGROUND

There is no staff report for this item. The Committee will receive the report and the attachment, receive public input on the item and discuss.

ATTACHMENTS

1. Quick-Guide-CDBG-Infectious-Disease-Response_Revised 4-6-2020
-

Quick Guide to CDBG Eligible Activities to Support Coronavirus and Other Infectious Disease Response

REVISED April 6, 2020

Grantees should coordinate with local health authorities before undertaking any activity to support state or local pandemic response. Grantees may use Community Development Block Grant (CDBG) funds for a range of eligible activities that prevent and respond to the spread of infectious diseases such as the coronavirus.

Examples of Eligible Activities to Support Coronavirus and Other Infectious Disease Response

<i>For more information, refer to applicable sections of the Housing and Community Development Act of 1974 (for State CDBG Grantees) and CDBG regulations (for Entitlement CDBG grantees).</i>	
Buildings and Improvements, Including Public Facilities	
Acquisition, construction, reconstruction, or installation of public works, facilities, and site or other improvements. <i>See section 105(a)(2) (42 U.S.C. 5305(a)(2)); 24 CFR 570.201(c).</i>	Construct a facility for testing, diagnosis, or treatment.
	Rehabilitate a community facility to establish an infectious disease treatment clinic.
	Acquire and rehabilitate, or construct, a group living facility that may be used to centralize patients undergoing treatment.
Rehabilitation of buildings and improvements (including interim assistance). <i>See section 105(a)(4) (42 U.S.C. 5305(a)(4)); 24 CFR 570.201(f); 570.202(b).</i>	Rehabilitate a commercial building or closed school building to establish an infectious disease treatment clinic, e.g., by replacing the HVAC system.
	Acquire, and quickly rehabilitate (if necessary) a motel or hotel building to expand capacity of hospitals to accommodate isolation of patients during recovery.
	Make interim improvements to private properties to enable an individual patient to remain quarantined on a temporary basis.
Assistance to Businesses, including Special Economic Development Assistance	
Provision of assistance to private, for-profit entities, when appropriate to carry out an economic development project. <i>See section 105(a)(17) (42 U.S.C. 5305(a)(17)); 24 CFR 570.203(b).</i>	Provide grants or loans to support new businesses or business expansion to create jobs and manufacture medical supplies necessary to respond to infectious disease.
	Avoid job loss caused by business closures related to social distancing by providing short-term working capital assistance to small businesses to enable retention of jobs held by low- and moderate-income persons.
Provision of assistance to microenterprises. <i>See section 105(a)(22) (42 U.S.C. 5305(a)(22)); 24 CFR 570.201(o).</i>	Provide technical assistance, grants, loans, and other financial assistance to establish, stabilize, and expand microenterprises that provide medical, food delivery, cleaning, and other services to support home health and quarantine.

Provision of New or Quantifiably Increased Public Services	
Following enactment of the CARES Act¹, the public services cap² has no effect on CDBG-CV grants and no effect on FY 2019 and 2020 CDBG grant funds used for coronavirus efforts. <i>See section 105(a)(8) (42 U.S.C. 5305(a)(8)); 24 CFR 570.201(e).</i>	Carry out job training to expand the pool of health care workers and technicians that are available to treat disease within a community.
	Provide testing, diagnosis or other services at a fixed or mobile location.
	Increase the capacity and availability of targeted health services for infectious disease response within existing health facilities.
	Provide equipment, supplies, and materials necessary to carry-out a public service.
	Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities.
Planning, Capacity Building, and Technical Assistance	
States only: planning grants and planning only grants. <i>See section 105(a)(12).</i>	Grant funds to units of general local government may be used for planning activities in conjunction with an activity, they may also be used for planning only as an activity. These activities must meet or demonstrate that they would meet a national objective. These activities are subject to the State's 20 percent administration, planning and technical assistance cap.
States only: use a part of to support TA and capacity building. <i>See section 106(d)(5) (42 U.S.C. 5306(d)(5)).</i>	Grant funds to units of general local government to hire technical assistance providers to deliver CDBG training to new subrecipients and local government departments that are administering CDBG funds for the first time to assist with infectious disease response. This activity is subject to the State's 3 percent administration, planning and technical assistance cap.
Entitlement only: data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement such plans. <i>See 24 CFR 570.205.</i>	Gather data and develop non-project specific emergency infectious disease response plans.

Planning Considerations

Infectious disease response conditions rapidly evolve and may require changes to the planned use of funds:

- CDBG grantees must amend their Consolidated Annual Action Plan (Con Plan) when there is a change to the allocation priorities or method of distribution of funds; an addition of an activity not described in the plan; or a change to the purpose, scope, location, or beneficiaries of an activity (24 CFR 91.505).
- If the changes meet the criteria for a "substantial amendment" in the grantee's citizen participation plan, the grantee must follow its citizen participation process for amendments (24 CFR 91.105 and 91.115).
- Under the CARES Act, CDBG grantees may amend citizen participation and Con Plans concurrently in order to establish and implement expedited procedures with a comment period of no less than 5-days.

Resources

The Department has technical assistance providers that may be available to assist grantees in their implementation of CDBG funds for activities to prevent or respond to the spread of infectious disease. Please contact your local CPD Field Office Director to request technical assistance from HUD staff or a TA provider.

- Submit your questions to: CPDQuestionsAnswered@hud.gov
- Coronavirus (COVID-19) Information and Resources: <https://www.hud.gov/coronavirus>
- CPD Program Guidance and Training: <https://www.hudexchange.info/program-support/>

¹ On March 27, 2020, President Trump approved the Coronavirus Aid, Relief, and Economic Security Act (Public Law 116-136) (CARES Act). The CARES Act makes available \$5 billion in CDBG coronavirus response (CDBG-CV) funds to prevent, prepare for, and respond to coronavirus.

² Section 105(a)(8) of the HCD Act caps public service activities at 15 percent of most CDBG grants. Some grantees have a different percentage cap.

CDAC Discussion Notes

April 27, 2020 – 6:07 p.m.

Present: Vice Chairs David Prina, Lanny Olis

Community Development Director, Gloria Stearns, gave a presentation regarding \$199,874 CDBG-CV funds, which differ from “regular” CDBG funds. Here is information from the slides:

- Building / Construction – medical, quarantine facilities
 - Challenge: expensive to build / renovate
- Economic Development:
 - Grants – limited to medical supply firms, cleaning, quarantine related
 - Loans – retention of jobs held by low/mod employees
 - Challenges: HUD – document other sources tried & failed; staffing to underwrite loans; attempts to partner unsuccessful so far; nearby cities are using general fund for loans
- Public Service:
 - COVID-19 testing, COVID-19 job training, meals on wheels to at-risk or quarantined, supplies to carry out a public service
 - Challenge: very specific limits, even for a food bank donation
- Planning / Capacity Building / Technical Assistance
 - Training or planning for local government re CDBG
- National objectives
 - Benefit low/mod income persons
 - Address slums/blight
 - Meet an urgent need
- For example, these meet national objectives
 - Donate food to elderly
 - Donate food to homeless
 - Loans to businesses in Census Tract 137*
- HUD Hints
 - Do an activity that you have the capacity to handle
 - Goal is to get the funding out in the community quickly

Committee Members Prina and Olis then had a discussion about the various activities that could be conducted using CDBG-CV funds. They liked food distribution, especially to elderly, because it is something the City can do (capacity), and also due to pre-established relationships with organizations that serve Seaside’s elderly. They liked the idea of business assistance in Census Tract 137.

~~Committee~~Committee Member Olis then suggested a mask distribution to complement a food distribution. Following discussion, when asked about ranking choices, the following priorities were stated:

1. Food distribution for elderly, including masks
2. Food distribution for homeless, including masks
3. Business assistance for Census Tract 137

It is recommended that a handout on the proper use of masks and glove disposal be included with the masks. One public comment asked for food (or gift cards) for agencies distributing food to families.

ATTACHMENT 4

Item 10A. City Council Meeting (CDBG Direction to staff 2020-2021)



May 21, 2020

Attachment 4 A Staff Report
Attachment 4 B Outreach to Applicants
Attachment 4 C PowerPoint



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 10.A.

TO: City Council

FROM: Craig Malin, City Manager

BY: Sharon Mikesell, Administrative Analyst

DATE: May 21, 2020

**SUBJECT: CONSIDER THE RECOMMENDATIONS FOR COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG) ACTIVITY FUNDING
FOR THE 2020-2022 APPLICATION CYCLE AND PROVIDE
DIRECTION TO STAFF TO PREPARE THE
CONSOLIDATED/ANNUAL ACTION PLAN TO HUD**

PURPOSE & RECOMMENDATION

It is recommended that the City Council consider the CDAC and Homeless Commission's recommendations to receive CDBG funding and provide direction to staff to complete the required Annual Action Plan as part of this year's Consolidated Plan update to submit to HUD.

BACKGROUND

The Community Development Block Grant Program (CDBG) requires that citizens are involved in the planning, implementing and assessment of the CDBG program each year. HUD requires an exchange of ideas take place in identifying, soliciting and selecting program activities for each fiscal year to be used in preparing the Annual Action Plan and/or Consolidated Plan and preparation of the Consolidated Annual Performance Report (CAPER). The City uses a two year application cycle, so the applications received would be for both the 2020-2021 and 2021-2022 fiscal years.

Due to unexpected vacancies on the CDAC committee and to remain consistent with Seaside's HUD approved Citizen Participation Plan, a joint CDAC/Homeless Commission Meeting was held on March 11, 2020 to review the Public Services and Capital Project

Applications and make recommendations to Council for funding. The meeting video is available at <https://www.youtube.com/watch?v=4uKhXZvupFo>

HUD has announced the entitlement community allocations for 2020-2021. Seaside will be receiving \$339,767 in CDBG funding. This will be combined with \$104,300 program income from land lease at Embassy Suites. 15% of the available funds can be used for Public Services Funding. 20% can be used for Program Administration and the remainder for projects and other activities. Please note the available funds may increase should unanticipated payments be made on outstanding deferred CDBG funded loans.

All applications are available for viewing on the City Website. <http://www.ci.seaside.ca.us/262/Community-Development-Block-Grant-CDBG>

Public services applicants were advised to keep their requests between \$5,000 and \$15,000 per year. Ten applicants applied for funding and all kept the requests within that limit. Scenarios were provided to the committee indicating adjustment to the current formula used for calculation.

After thoughtful deliberation, realizing that all applicants provide valuable services-- the reviewing panel recommended that the ten applicants for public services funding split the available funds equally. Council may concur with this recommendation or provide another direction to staff.

Upon review of the capital projects, the panel determined that Meals on Wheels request for flooring for the senior center in Pacific Grove would not be a suitable use of Seaside's CDBG funds. The City of Seaside's request for Ellis Park improvements would have used all of the funds available for a single fiscal year, so that request was deferred. The panel recommended that all other applicants be approved for their projects for 2020-2021 with any leftover funds split evenly between them, and in 2021-2022 the entire CDBG funds for capital projects be used for Ellis Park improvements.

Since the March 11 meeting, due to COVID-19 impacts, Seaside submitted a waiver to extend the submittal of the Consolidated/Annual Action Plan and this item was postponed from its originally scheduled March agenda. In addition, due to the impacts, staff reached out to all the applicants, and received updates on how they are dealing with their program activities. Their responses are attached to this staff report. Everyone is making adaptations.

HUD has issued additional CARES act funding for the CDBG program, CDBG-CV. Funding from CDBG-CV must be dedicated to COVID-19 related activity and activities will be discussed separately. Funding from the 2020 grant may also be used for COVID-19 related activities using the special guidelines.

Since all applicants are still in need of funding, and their activities continue during the pandemic, Council may consider the original committee project recommendation, adjust the recommendation with the "leftover" project funds be allocated to boost CDBG-CV activities or provide other direction as the Council feels appropriate.

Council's recommendation will be incorporated into the Consolidated/Annual Action Plan which will go out for public review and public hearing and a resolution by Council for submittal to HUD for their ultimate approval.

FISCAL IMPACT

There is no fiscal impact to the General Fund for this item. CDBG funds are provided to Seaside through a federal entitlement grant.

ATTACHMENTS

1. CDBG Apps 2020 with actual grant award PS Recommended
 2. CDBG Apps 2020 with actual grant award RECOMMENDED
 3. Applicant COVID-19 adaptations
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

SEASIDE'S SUBRECIPIENT RESPONSE TO COVID-19 SHELTER IN PLACE

The COVID-19 pandemic has forced changes on everyone. On April 10, 2020 Seaside reached out to their current CDBG subrecipients and applicants for 2020-2022 funding and asked the following:

Hi! Hope this email finds you healthy and safe. Could you can spare just a couple minutes to provide a quick update on how your activity/project is adapting to COVID-19 Shelter in Place?

We are interested in how you are able to continue your program using Zoom meetings, social distancing techniques, phone outreach or some other creative approach during these challenging times and if you anticipate any substantive changes to your program for the upcoming year.

If you could drop me a quick email by close of business Wednesday, April 15, it would be greatly appreciated. Thanks in advance and stay healthy! Sharon

*Sharon Mikesell
City of Seaside/Seaside Creates*

RESPONSES

PUBLIC SERVICES (CURRENT SUBRECIPIENTS)

ACTION COUNCIL OF MONTEREY COUNTY/PALENKE ARTS

From: Juan

Sánchez<juanlsanchez@hotmail.com>

To: Sharon Mikesell <SMikesell@ci.seaside.ca.us>

Subject: Re: How is Palenke Arts adapting to COVID-19 Shelter in Place?

Hi Sharon,

I finally got around to finishing the demographic data report. Thanks for your patience. In terms of our adaptation to the shelter in place restrictions, we have been extremely proactive getting our classes delivered online. Thus, we have reached out all our families and assessed first their well-being and immediate needs, second their technological capabilities, then trained them in the use of zoom and accessing our facebook, instagram and youtube content.

Thus far, we have managed to get 18 piano students set up with individual lessons, 10 students in our chorus class, 5 Latin Jazz students, and 9 ballet folklorico students. We have also streamed weekly classes in visual arts, West African Drumming and Salsa Dance. It has been really challenging and time-consuming, but our families are really appreciating it!

Thanks for checking in. I hope that my reports are ready for approval now.

Be well,

Juan

COMMUNITY PARTNERSHIP FOR YOUTH

From: "Shari Hastey"

<respect@cpy.org>

To: "Sharon Mikesell" <SMikesell@ci.seaside.ca.us>

Subject: RE: How is CPY coping with Shelter In Place?

Thanks for asking Sharon

As a prevention and enrichment program, we have been for all intents and purposes shut down due to the stay-at-home order in place for our students. As a result, we've had to be creative in offering support to our program participants. Fortunately, over the years our site supervisors and mentors have developed strong relationships with the children and families we serve, and because we see our families every day, we know how to reach these folks right where they are.

Originally we had expected that we would be continuing our outreach using virtual channels, which is definitely happening. Our site supervisors and mentor/tutors have been tracking their encounters with each student and family and are able to provide referrals and support as they have always done when supporting folks face-to-face. More and more of our families, though, are indicating their need for food support and internet services so their kids can continue their studies online and not fall behind. As a result, in addition to our usual support, we're partnering with local organizations: Catholic Charities for CalFresh applications; local churches for food distributions, and the National Charity League Monterey Bay to help secure and deliver groceries from Trader Joe's to the Monterey Peninsula Unified School District (MPUSD) Homeless Coordinator. We're also working with MPUSD to get free mobile hot spot access and to make sure the students have picked up their chromebooks; and Monterey County 2020 Census to help families to fill out census information.

As evidenced by our most recent participant survey, our kids ALREADY have challenges. We understand that in other countries, rates of domestic violence and child abuse have increased during the COVID-19 crisis. Stress and increased isolation are risk factors for abuse. Families experiencing difficult financial issues or job loss during this time might be especially

at risk. But all families will be under increased stress and isolation with varying levels of support and resources. In addition, 20% of our families live with nine or more people in one dwelling. The mentor reports are showing that they NEED our support more than ever!

Take care Be safe

Shari

EDEN COUNCIL FOR HOPE AND OPPORTUNITY (ECHO)

From: <Margie@echofairhousing.org>

To: Sharon Mikesell <SMikesell@ci.seaside.ca.us>

CC: <emily@echofairhousing.org>, Jonathan Torres <jonathan@echofairhousing.org>

Subject: Re: How is ECHO adapting to COVID-19 Shelter in Place?

Hi, Sharon. All ECHO staff started working remotely at around the same time, including Emily. She lives in Monterey County, and can fill you in on her experience, but all staff has laptops and we are buying equipment as it's needed so they can work from home. I'm in almost daily contact with staff via email, phone, or Webex, and Jonathan is great support to both staff and me.

We conducted a Google Hangouts staff meeting a couple of weeks ago, and we're going to meet again next week via Webex. Google Hangouts is limited and there were technical issues. For our presentations, education, and training events, we are looking at Zoom as the preferred platform. I still have to see the difference between Zoom and GoToWebinar. If you can provide information on either, it would be very much appreciated.

In terms of any changes, we are seeing a few more clients than in previous quarters, and because of SIP and the State, County, and City moratoria on evictions, we anticipate more inquiries from the public. Please see our [COVID-19 Resources](#) page and scroll to **Tenant Protections**. There you will see the Seaside button to access the Ordinance.

If you have any questions, let us know. Be well!

Thank you,

Marjorie A. Rocha | Executive Director

22551 Second Street, Suite 200 | Hayward, CA 94541

510-581-9380 ext. 17 | 510-537-4793 fax

Website: <http://www.echofairhousing.org>

[Facebook](#) | [Twitter](#)

GIRLS, INC

From: Patty Fernandez

Tuesday - April 14, 2020 11:28 AM

<pfernandez@girlsinccc.org>

To: Sharon Mikesell <SMikesell@ci.seaside.ca.us>

Subject: Re: How is Girls Inc adapting to COVID-19 Shelter In Place?

Hi Sharon,

I updated the report a few minutes ago. Please let me know if you have any questions or changes- See below

March-May

Since we were not able to have the 7th grade girls participate in the second phase we wanted to also plan to do virtual programming. We are currently planning to check in with the 7th grade girls to see how they are doing and plan at least 2-3 more sessions via ZOOM.

Regards,

Patty

Patty Fernandez
Executive Director
pfernandez@girlsinccc.org

Girls Inc. of the Central Coast

318 Cayuga St., Suite 206
Salinas, CA 93901

Phone: (831) 772-0882 **Fax:** (831) 772-0773

GREATER VICTORY TEMPLE COMMUNITY OUTREACH PROGRAM

From: victory temple

Wednesday - April 15, 2020 3:36 PM

<gvteducation1@yahoo.com>

To: Sharon Mikesell <SMikesell@ci.seaside.ca.us>

Subject: Re: How is the GVT community program adapting to COVID-19

Good afternoon,

In this time of need we are reaching out to parents donating school supplies ,bags of groceries with different items weekly and masks. There will be another distribution of mask in approx 10 days to families in our program.

We have offered assistance via zoom or phone calls to the parents of they need assistant with homework or need ideas to decrease the boredom of the kids.

LEGAL SERVICES FOR SENIORS

From: kdm

<tula@nonnie.net>

To: <nmiccoli@legalservicesforseniors.org>, Sharon Mikesell <SMikesell@ci.seaside.ca.us>

Subject: Re: How is Legal Services for Seniors adapting to COVID-19 Shelter in Place?

Sharon -

The pandemic has sent our staff to their homes, but not away from our clients. With the Shelter-in-Place order, Legal Services for Seniors closed its doors to walk-in clients and began working from home [March 16th, 2020](#).

We continue to provide assistance to clients in all areas of civil legal representation. Costs have risen for communication - both between staff as well as staff and clients, additional fees for services which we usually accommodate in our office - such as execution of Advance Health Care Directives, Wills, Restraining Orders now take longer and cost our clients in mileage, filing and services fees.

Thank you,
Kellie D. Morgantini
Executive Director, Attorney
Legal Services for Seniors
tel: 831.899.0492
fax: 831.401.3185
kellie@lssmc.net
www.lssmc.net

Sent from Earth where *"It's turtles, all the way down...."* *
* https://en.wikipedia.org/wiki/Turtles_all_the_way_down

MEALS ON WHEELS OF THE MONTEREY PENINSULA

From: Jacob Shafer Wednesday - April 15, 2020 10:30 AM
<jshafer@mowmp.org>
To: Sharon Mikesell <SMikesell@ci.seaside.ca.us>
Subject: RE: How is Meals on Wheels adapting to COVID-19 Shelter In Place?

Monterey County seniors are some of the most vulnerable in the local population in regard to the ongoing effects of the COVID-19 pandemic. It's a good thing organizations like Meals on Wheels of the Monterey Peninsula are still working, despite the shelter in place order issued by county authorities. Older adults are being urged to stay inside to avoid infection, programs such as, adapting to limitations brought on by the ever-changing landscape around combating the virus and, now more than ever, are in need of home food delivery.

Meals on Wheels of the Monterey Peninsula and its sister program serving the Salinas Valley are considered essential, with their staffs and volunteers working tirelessly to keep their Home Delivered Meals programs

running.

In addition to Meals on Wheels of the Monterey Peninsula's Home Delivered Meals program, the agency will continue to offer food-insecure residents fresh produce donated by the Food Bank of Monterey County Wednesday mornings at the Sally Griffin Center in Pacific Grove, but now it will be packed into to-go bags and handed to seniors at the front door as opposed to the previous farmer's market-style program.

Both the Monterey Peninsula and Salinas Valley organizations deliver meals to hundreds of seniors over the age of 60 who are not able to cook or shop for themselves.

Through grant funds provided by CERV Monterey, Meals on Wheels of the Monterey Peninsula created and launched a Supplemental Nutrition program to provide local homebound seniors with additional, shelf-stable, food items in the wake of the COVID-19 pandemic. Homebound senior clients were elated to receive their usual freshly prepared, hot meals and daily wellness checks, and also for the unexpected items that came pre-packed and that could be saved for a rainy day. These weekly food packs provided not only extra food, but also the peace of mind that comes with having a stocked pantry.

The MOWMP Home Delivered Meals program has seen a 20% increase in demand since the COVID-19 pandemic began. Staff is bringing the prepared food from the kitchen to the volunteer drivers' vehicles and the volunteer drivers are leaving the meals at the door, knocking and waiting to ensure the client receives the food.

Jacob S. Shafer
Director of Development
Meals on Wheels of the Monterey Peninsula
700 Jewell Avenue
Pacific Grove, CA 93950
831-375-4454 x120
www.mowmp.org

THE VILLAGE PROJECT

EMAIL BOUNCED BACK, A CALL TO THE VILLAGE PROJECT INDICATED THAT THEIR EMAIL WAS DOWN ON 4/10. BERTHA FROM THEIR PROGRAM DID ADVISE THEY WERE USING TECHNOLOGY FOR OUTREACH, EMAIL WAS RESENT AND AWAITING A FULL RESPONSE

PUBLIC SERVICES APPLICANTS 2020-2022

CASA OF MONTEREY COUNTY

From: Teresa Jimenez

<teressa@casaofmonterey.org>

To: "Sharon Mikesell (SMikesell@ci.seaside.ca.us)" <SMikesell@ci.seaside.ca.us>

CC: Vicki Myers <vicki@casaofmonterey.org>

Subject: RE: How is CASA for Monterey adapting to COVID-19?

Hi Sharon, Thank you so much for reaching out.

I will start by informing you that in response to the state's and county's shelter-in-place mandates, and to ensure the health and safety of CASA's staff and volunteers, the CASA office is closed and all staff are working remotely. All staff are accessible during CASA's normal office hours (8:30AM to 5:00PM). CASA is monitoring the developments of the pandemic closely, and on a daily basis. We are working with and following the guidance of our Board of Directors, as well as National CASA and California CASA associations. Please know that through this time, , CASA of Monterey County is doing everything it can to provide unwavering support to our vulnerable population.

Although CASA volunteers can no longer meet with the kiddos in-person, they are required to stay in contact virtually through phone and video calls, letters, cards, or text messaging (depending on the child's age), and other ways. CASA volunteers must:

- Communicate with their child at least once a week.
- Communicate with the child's stakeholders including attorneys, teachers, therapists, caregivers, social workers.
- Ensure that their CASA child is healthy, safe, and meeting academic goals.
- Write and submit court reports to keep the judge informed.
- Participate in extended continuing education learning opportunities.

For recently sworn-in CASA volunteers who have not read the confidential cases of foster children on the waitlist, and who are awaiting their assignments, CASA is scheduling opportunities for personal reading sessions at the CASA office, while maintaining strict social-distancing. These new CASA volunteers will "meet" their CASA kiddos virtually and work closely with their Advocate Supervisors during their transition into their new roles until further notice.

CASA is continuing outreach and recruitment of new volunteers, while moving forward to fill the scheduled summer new-volunteer training class. With the use of Zoom, interested applicants meet with our Recruitment and Marketing Manager. These virtual information sessions are interactive and productive with easy accessibility to videos and links. CASA is preparing for an online format of the Summer training class. Zoom's webinar feature will be utilized as it allows large group teaching sessions and smaller group break-out meetings.

We are open for discussion and can answer any questions you might have via phone or by scheduling a video-meeting.

Teresa Jimenez, Philanthropy Director
CASA of Monterey County
Phone: (831) 299-CASA Fax: (831) 455-6802
Email: teressa@casaofmonterey.org
945 S. Main Street, Ste. 107, Salinas, CA 93901
www.casaofmonterey.org

"To train and support community volunteers who advocate for abused or neglected children placed in foster care, upholding the children's rights while pursuing a safe and permanent home."

GATHERING FOR WOMEN

From: Amy Stocker
<amy@gatheringforwomen.org> Wednesday - April 15, 2020 7:29 PM
To: Sharon Mikesell <SMikesell@ci.seaside.ca.us>
Subject: Re: How is your program adapting to COVID-19?

Hi Sharon,

Gathering for Women remains open Monday through Friday from 8 am to 2 pm. We are offering hot breakfast and lunches in take away containers and continue to provide sack lunches. Hot showers are available and clothes closet is open on an emergency basis. Two days a week we are open after 2:00 so that the women who are participating in the I-Help program can come for showers and clothes closet without coming into contact with our other guests. We have implemented necessary social distancing strategies to keep people six feet apart , eliminated unnecessary contact and increased sanitation procedures.

All meetings are now done via zoom or conference call and we have one employee who is in her 70's that has opted to work from home. Everyone else is at the facility and we are using gloves and masks when necessary.

The most significant impact to our organization is with our volunteers. We normally have around 60 volunteers who work in the kitchen, manage the front desk and run the clothes closet. Although we still have a handful that are willing to come and work, paid staff is covering the shortfall which is creating overtime cost for the organization. There is also concern about increased food costs. We normally get many of the staples for the kitchen from the Food Bank which allows us to keep our service cost down. As the demand on Food Bank increases and many items we rely on such as bread, canned meat etc. are not available it will drive up our food costs considerably.

Hopefully that gives you some idea of how we are adapting to this new environment. Please let me know if you have any specific areas that were not addressed above.

Stay safe!

Amy Stocker, Finance Director
Gathering for Women

CAPITAL PROJECTS AND OTHER ACTIVITIES

BOYS AND GIRLS CLUB- CLUBHOUSE IMPROVEMENTS

From: Andrew Vie
<avie@bgcmc.org>
>

Wednesday - April 15, 2020 3:37 PM

To: 'Sharon Mikesell' <SMikesell@ci.seaside.ca.us>, Brian Sanford
<bsanford@bgcmc.org>

Subject: RE: Status of Boys & Girls Club Projects thanks to COVID-19?

Hi Sharon,

During the 3rd quarter we entered contract with Ausonio Inc.

Our project came in over budget, although that is pretty common.

The delivery status of the partition wall is pending as and they are reviewing the shop drawings. After review, the project lead from Ausonio is coming out to assess site preparations.

At this time we are confident we will have expensed 100% of the CDBG award; however, with COVID-19 mandates and challenges it is still unclear whether the full completion of the project will take place before June 30th.

Please advise if there is any additional information or details we can provide at this time.

Best,

Andrew Vie (He, him, his), MBA
Director of Operations
Boys & Girls Clubs of Monterey County
1332 La Salle Ave., P.O. Box 97
Seaside, CA 93955

Phone: 831-394-5171 ext 212
Fax: 831-394-4898

Email: avie@bgcmc.org
Website: <http://www.bgcmc.org>

COMMUNITY HUMAN SERVICES

From: Rob Rapp
<Rrapp@chservices.org>

Tuesday - April 14, 2020 11:42 AM

To: Sharon Mikesell <SMikesell@ci.seaside.ca.us>

Subject: RE: How is CHS adapting to COVID-19?

Hi Sharon!

We are doing good! I hope you and Burl are as well.

This is from an email to another entity and is probably way to much info but here you go!

The numbered items below are in response to the question "what will the financial impact of Covid-19 be on CHS?" this is our best answer at this time.

1. Clients at Genesis House, our residential drug and alcohol treatment program, are sheltering in place. Once their Medi-Cal medical necessity expires, we will need to keep them sheltering in place but will not receive treatment dollars and room and board stipends for them. Most would face homelessness upon exit from the program, would be more likely to relapse, and more likely to get sick from COVID. Funding would help underwrite those costs at \$150/day per client. We expect to keep 19 clients in the program for the next 45 days. ($19 \times 30 = 570 \times \$150 = \$85,500.$)
2. Our local Food bank is no longer providing food to agencies. Genesis House, Safe Place (shelter and outreach) and Salinas Valley street outreach are still providing many meals a day and will need to buy food from conventional, more expensive sources, or have prepared food delivered from local restaurants, also at greater cost than budgeted. We anticipate serving roughly 100 meals per day, prepared, delivered or brown bag. Funding would help us make up the cost difference. ($50 \text{ meals per day} \times 45 \text{ days} = 2,250 \text{ meals} \times \$3.00 \text{ per meal} = \$6,750.$)
3. Off Main Clinic, Genesis House, Safe Place and Salinas Street Outreach Program counselors and staff are working under modified hours and attempting to maintain social distancing at all times but they are still showing up to work and interacting with the public, many of whom are homeless or living in unsanitary situations. As a result, CHS has instituted a 10% hazard pay increase to counselors and staff who are on-site and interacting with clients. ($\text{Roughly } 20 \text{ employees} \times 40 \text{ hours per week} = 800 \text{ hours} \times \text{an average salary/benefits of } \$25 \text{ per hour} = \$20,000 \times 10\% = \$2,000 \text{ per week} \times 6$

weeks = \$12,000.)

4. Unbudgeted, unfunded purchases include two hand washing stations, hand soap and paper towels, hand sanitizer, disinfectant cleaners, gloves, masks, emergency blankets, over the counter medications, thermometers, underwear/socks, snack-type foods, etc. The need for these consumables will continue and likely grow, at an estimated cost of more than \$10,000.

These are just a few of the identified additional expenses and revenue impacts as a result of COVID that funding will help cover. There are sure to be more.

This section is basically a breakdown of all of our programs and what we are doing.

At Community Human Services, we have taken significant actions to help slow the spread of the Coronavirus, protect our staff, and continue to provide essential services to our clients. We have been communicating with the Monterey County Health Department and taking guidance from the Centers for Disease Control, the California Department of Health Care Services, the California Department of Public Health, and other agencies in these efforts.

Effective Wednesday, March 18th we modified services as follows:

Substance Abuse Treatment Programs

Genesis House: Operational during shelter-in-place order but closed to the public. No new admissions.

Outpatient Treatment Centers: Closed to the public. Counseling services offered via tele-health and telephone.

Substance Use Prevention Program (SUPP): Closed to the public. Counseling services offered via tele-health and telephone.

DAISY: Closed to the public. Counseling services offered via tele-health and telephone.

Off Main Clinic: Operational weekdays during shelter in place order and closed on weekends. New dispensing hours M-F, 7:30-9am. Counseling services offered during normal operating hours via tele-health and telephone.

Family and Mental Health Programs

Family Service Centers: Closed to the public during shelter-in-place order. Mental health services offered via telehealth and telephone. Parent education, supervised visitation and domestic violence groups have been suspended. Support offered to parents and

families via tele-health and telephone.

Homeless Programs

Safe Passage:

*Continue to have residents onsite. No new admits. I believe we have 5 out of 6 beds filled.

*We are continuing services remotely, with continued case management, COVID19 education, and increased sanitation instructions/procedures.

Safe Place

* Sidewalk Drop-Ins

Sidewalk Drop-Ins are held every day in the front of Safe Place.

It is a resource table with one staff stationed, where they provide basic needs, hand sanitizer, referrals and resources, and COVID19 education.

The Sidewalk Drop-In table is open every day from 10am-3pm.

* BCP

Services are continuing remotely, with counseling and other supportive services.

Currently there are 17 active clients that have varied schedules.

BCP counselors are assisting with outreach activities, specifically the Sidewalk Drop-Ins

* SOP

Continued support to homeless youth in the community, providing basic needs, hand sanitizer, referrals and resources, and COVID19 education and resources.

SOP counselors are assisting with the Sidewalk Drop In table.

Drop-in breakfast is canceled due to volunteers sheltering in place

Drop-in dinners continue because some restaurants are continuing, and if they are unable to, we purchase dinner for the youth. It is more of a to-go dinner rather than a sit down, given COVID19.

* Shelter

Open every night, check in between 7-8pm.

Increase sanitation protocols, as well as handwashing station located outside to increase cleanliness

I hope this helps! Let us know if you have any further questions about Genesis House in particular.

Rob

VETERANS TRANSITION CENTER

Jack Murphy has been in contact with City Staff and indicated that the VTC duplex rehab project is on schedule and the next phase is on schedule to begin after July 1. Two progress payments have been submitted to date.

SEASIDE MICROBUSINESS ASSISTANCE

Mailers for the Business Plan competition to businesses with less than 5 employees located in HUD qualified census tract 137 went out days before the Shelter In Place went into effect. A page on the City website explains the competition with links to the mailed items. Staff did not do anticipated in-person outreach due to shelter in place. The SBDC business plan workshop targeted to this group was cancelled due to shelter in place. There were other examples referenced in the mailer and posted online, so entries could still be submitted. Application deadline was 4/17. One entry was received and is currently under review.

MONTEREY PENINSULA SCHOOL DISTRICT (APPLICANT FOR TWO 2020-2022 PROJECTS)

From: Serina Eichelberger
<seichelberger@mpusd.k12.ca.us>

To: Sharon Mikesell <SMikesell@ci.seaside.ca.us>

Subject: Re: How is Monterey Adult School adapting to COVID-19?

Hi Sharon,

Thank you for checking in. We are continuing to serve our currently enrolled students through distance learning in all program areas, including English as a Second Language, High School Diploma, High School Equivalency, Parent Education, Career Technical Education (Computers and Culinary), and Adult with Disabilities (computers). Unfortunately, due to current limitations, we are only accepting new students for the high school diploma program.

Our site is currently open two days a week for materials distribution and teacher access to their classrooms. Our teachers are using an online class site to post assignments and offer weekly direct instruction and office hours through google meets. They are also teaching students of the various educational platforms offered online.

Although it is challenging creating remote systems in a short amount of time, the staff remains dedicated to serving our community while ensuring all social distancing protocols are being followed for essential businesses. We are hopeful this experience will make us a stronger organization with the capacity to serve more students with diverse needs.

Hope all is well with you and that you are in good health and good spirits.

Cheers,
Serina

Community Development Block Grant Program

2020-2021
Funding Recommendations



Overview

- The City of Seaside is a CDBG entitlement community
- Subrecipient applications are on a 2 year cycle
- A citizen participation process is required
- Seaside is preparing the Five year Consolidated Plan AND the first year of an application cycle
 - Deadlines extended by HUD due to pandemic
 - This item was originally scheduled for March 19
 - Thanks to everyone involved for their patience and participation

Public Service Recommendations



MEALS ON WHEELS OF THE MONTEREY PENINSULA
Mind, Body & Spirit

Greater Victory Temple
Church of God in Christ



Girls Inc of the Central Coast
Inspiring all girls to be Strong, Smart and Bold™



Eden Council for Hope and Opportunity



Public Service Recommendations

Applicant	Amount Requested	Recommendation
Action Council/Palenke Arts	\$ 15,000	\$ 6,661.00
CASA of Monterey County	\$ 10,000	\$ 6,661.00
Community Partnership for Youth	\$ 15,000	\$ 6,661.00
ECHO	\$ 9,470	\$ 6,661.00
Gathering for Women	\$ 10,000	\$ 6,661.00
Girls Inc of Central Coast	\$ 8,000	\$ 6,661.00
Greater Victory Temple	\$ 15,000	\$ 6,661.00
Legal Services for Seniors	\$ 15,000	\$ 6,661.00
Meals On Wheels	\$ 10,000	\$ 6,661.00
Village Project	\$ 14,500	\$ 6,661.00
TOTAL REQUESTS	\$ 121,970	\$ 66,610.00
		Funds Available

Other Activities Recommended for 2020-2022



**SEASIDE
CALIFORNIA**



**VETERANS TRANSITION CENTER
OF MONTEREY COUNTY**

Activity Recommendation

Agency	Requested Amount	Recommended ("leftover " evenly split)	Use of Funds
Boys & Girls Club	\$ 70,000.00	\$ 80,976.19	gym flooring 2020-21, kitchen improvements 2021-2022 as requested
Boys & Girls Club*	\$ 20,000.00	\$ 30,976.19	Kitchen Improvements (*requested for 2021-2022)
Community Human Services	\$ 30,000.00	\$ 40,976.19	Genesis House Energy Efficiency Improvements
MPUSD-Outdoor Classroom	\$ 20,000.00	\$ 30,976.19	Construct garden based classroom (instructors would be PS funding and request was withdrawn)
MPUSD-Portable Rehab	\$ 42,786.00	\$ 53,762.19	Rehabilitate portable classroom
Veterans Transition Center	\$ 40,000.00	\$ 50,976.19	Finish duplex rehab for homeless Seaside veterans
Subtotal	\$ 222,786.00	\$ 288,643.15	
Available funds (estimated)		\$ 288,643.15	
Unallocated "extra" available		\$ 65,857.15	
"extra" funds evenly split per project		\$ 10,976.19	

Recommended for 2021-2022			
Seaside/Ellis Park	\$ 281,241.00	all activity funds available	Ellis Park ADA Improvements
Not Recommended			
Meals on Wheels CIP	\$ 44,000.00	would not benefit Seaside	Flooring for Active Living Center in Pacific Grove

Next Steps

- Preparation of the Consolidated Plan/Annual Action Plan using direction provided tonight
- Public Review period for Documents
- Public Hearing -Recommendation to Submit Consolidated/Annual Action Plan & required forms
- HUD reviews submitted plans for approval
- Funding Agreement generated by HUD for execution
- Subrecipient activities funding agreements processed

ATTACHMENT 5

Item 10B City Council Meeting. (CDBG-CV Direction to Staff)



May 21, 2020

Staff Report



CITY OF SEASIDE STAFF REPORT

Item No.: 10.B.

TO: City Council

FROM: Craig Malin, City Manager

BY: Gloria Stearns, Community Development Manager
Sharon Mikesell, Administrative Analyst

DATE: May 21, 2020

**SUBJECT: CONSIDER POSSIBILITIES FOR USE OF CDBG-CV
CORONAVIRUS RESPONSE FUNDING AND PROVIDE
DIRECTION TO STAFF TO PREPARE THE ACTION PLAN FOR
THIS SPECIAL FUNDING TO SUBMIT TO HUD**

PURPOSE & RECOMMENDATION

The City has been granted \$199,874 in supplemental CDBG-CV grant funding to prevent, prepare for, and respond to coronavirus. It is recommended the Council give direction to staff to prepare the plan to HUD for use of the funds.

BACKGROUND

The Coronavirus Aid, Relief and Economic Security Act (CARES Act) (Public Law 116-136) makes available \$5 billion in supplemental Community Development Block Grant (CDBG) funding for grants to prevent, prepare for, and respond to coronavirus (CDBG-CV grants).

To expedite processing and eliminate the need for a substantial amendment to the Consolidated Plan, plans for the funding should be submitted along with the Consolidated/Annual Action Plan. Grantees must identify the proposed use of all funds and how the funds will be used to prevent, prepare for and respond to coronavirus.

HUD has prepared a Quick Guide attached to this report. The Community Development Advisory Committee held a special meeting on April 27, 2020 and

received a presentation on the CDBG-19 funding. Notes from the meeting are attached and the YouTube video is available at <https://www.youtube.com/watch?v=LkPACYltxKA>

The \$199,874 allocation includes a 20% administration cap (up to \$39,974.70), no cap on public services activities directly related to coronavirus and can be supplemented with other CDBG funds, provided they are directly related to coronavirus. (See Quick Guide).

Council is requested to provide direction to staff for recommended uses for CDBG-CV funds.

FISCAL IMPACT

There is no fiscal impact to the General Fund for this program using Federal grant funds.

ATTACHMENTS

1. Quick-Guide-CDBG-Infectious-Disease-Response_Revised 4-6-2020
 2. CDAC Discussion Notes-April 27 Special Meeting
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

ATTACHMENT 6

Draft Resolution approving Consolidated Plan, Annual Action Plan (including CDBG-CV) and Amended Citizen Participation Plan

RESOLUTION No. 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

APPROVING THE 2020-2025 FIVE YEAR CONSOLIDATED PLAN AND 2020-2021 ANNUAL ACTION PLAN AND ASSOCIATED DOCUMENTS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

WHEREAS, Title 1 of the National Affordable Housing Act requires recipients of Federal funds from the Department of Housing And Urban Development (HUD) to develop a Five-Year Consolidated and related Annual Action Plan; and

WHEREAS, the City of Seaside as a recipient of Community Development Block Grant (CDBG) funds, is submitting for approval its 2020-2025 Five Year Consolidated Plan to HUD; and

WHEREAS, the 2020-2021 Annual Action Plan has been prepared as the first year of implementation of the strategies in the Five Year Consolidated Plan; and

WHEREAS, on November 7, 2019, the City posted and published a Notice of Funding Availability (NOFA) and Mandatory 2020-2022 CDBG Application Workshop which solicited applications for CDBG funded programs and projects and notified the public of the annual planning process for CDBG funding; and

WHEREAS, the Community Development Advisory Committee (CDAC) and the Homeless Commission met jointly on March 11, 2020 to discuss applications and to formulate public service and eligible projects funding allocation recommendations to the City Council; and

WHEREAS, the City received notification of special CDBG-CV funds to specifically address the COVID-19 pandemic; and

WHEREAS, the City submitted a waiver request to HUD to modify deadlines and standard public participation due to the COVID-19 pandemic, prompting an amendment to the Citizen Participation Plan; and

WHEREAS, the City Council modified the CDAC and Homeless Commission's recommendations for public service and eligible projects funding as well as giving direction to staff for CDBG-CV funding to be included in the 2020-2021 Annual Action Plan at its May 21, 2020 regular meeting; and

WHEREAS, pursuant to Federal regulations, the City did hold the required public hearing on XXXX 2020 after public notice; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Seaside that the 2020-2025 Five Year Consolidated Plan and the 2020-2021 Annual Action Plan, for the Community Development Block Grant program, including the CDBG-CV allocation, covering the designated periods, marked "Exhibit A" the amendment to the Citizen Participation Plan, marked "Exhibit B" and made a part hereof, is hereby approved for submittal and the City Manager is hereby authorized to sign and submit the Application for Federal Assistance (SF-424) and all certifications, assurances and other documents as may be required by HUD.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the XX of XX 2020.

AYES:

NOES:

ABSTAIN:

Ian N. Oglesby
Mayor

Attest:

Lesley Milton
City Clerk

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

Date

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2020-2021 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Title

Community Development Block Grant Certification FOR CDBG-CV funds

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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CITY OF SEASIDE STAFF REPORT

Item No.: 16.B.

TO: City Council

FROM: Craig Malin, City Manager

BY: Rick Medina, Senior Planner

DATE: July 2, 2020

SUBJECT: INTRODUCTION OF AN ORDINANCE TO AMEND THE TEXT OF CHAPTER 17 OF THE SEASIDE MUNICIPAL TO ADD VEHICLE SERVICES MINOR AS A USE PERMIT IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT (FIRST READING-ROLL CALL VOTE) AND USE PERMIT APPLICATION UP-20-03 FOR THE CONSTRUCTION OF A NEW RETAIL TIRE STORE AND AN AMERICAN LEGION SERVICE CLUB.

PURPOSE & RECOMMENDATION

Accept the Planning Commission recommendation, introduce and pass to print the draft ordinance adding Vehicles Services Minor as a use permit in the Regional Commercial Zoning District and approve Use Permit UP-20-03 for the construction of a new retail tire store and an American Legion service club.

BACKGROUND

The project site consists of two parcels totaling 44,078 sq. ft. (1.01-acre site) is located at the southeast corner of the Del Monte Boulevard / Playa Avenue intersection. The project includes demolishing the existing 5,540 square-foot American Legion building and constructing a tire store with a total of 8,192 square feet of floor area with a 2,655 square-foot mezzanine. The American Legion will be re-built on the southern area of site in a new 2,999 square-foot building. The American Legion will be developed separately from the retail tire store. The Project location is shown on Attachment 3.

The surrounding land uses consist of a shopping center to the north, a liquor store and 60-unit motel to east, a 40-unit motel to the south and auto repair service uses across Del Monte Boulevard to the west. Site photos are shown on Attachment 4.

Planning Commission Role

In accordance with Section 17.60.030.A of the SMC, an applicant filing for a development project that requires more than one application shall file all related applications concurrently. The Planning Commission held a public hearing on May 27, 2020, to provide a recommendation to the City Council on the text amendment, use permit and CEQA findings. Based on the requested Text Amendment, which consists of a legislative action, the City Council is responsible for the approval of the Use Permit action and CEQA findings for the proposed development of the retail tire store and American Legion Service Club.

Project Description

Text Amendment: The Text Amendment will consist of amending Section 17.14.030.B – Table 2-4 (Allowed land Uses) to add "Minor Vehicle Services Repair" as an allowed Land Use category to the Regional Commercial zoning district with the issuance of a use permit.

Use Permit: The proposed construction for America's Tire includes a single story 8,192 sq. ft. building with a 2,655 sq. ft. mezzanine floor. The floor plan would consist of three work bays that could accommodate six vehicles at one time. The business operations will consist primarily of the sales and installation of tires and wheels with balancing of the tires provided as an accessory service. No other auto repair services will be provided. The hours of operation will be from 9am to 5 pm Monday thru Saturday and from 10 am to 4 PM on Sunday. A trash enclosure will be located on east side of the building facing the alley right-of-way. The storage of new and dead tires will be kept inside the building on racks and within a designated dead tire storage area.

The re-construction of the American Legion will consist of a 2,999 sq. ft. building. The interior floor plan will include a meeting room, offices, small kitchen and bar to service club members. The kitchen in the American Legion building will be downsized from what the American Legion is using in their existing commercial kitchen to a standard stove and standard sink.

Site improvements will include a 40-space shared parking lot, new underground utility services, landscape and an underground chamber system (Stormwater BMPs) within boundaries of the parking lot.

Building Design: The architectural theme of the tire store will reflect a typical contemporary regional commercial center, generally consistent with the regional

commercial center to the north. The design for the tire store will consist of a combination of stucco tilt-up panels with stone veneer columns and overhead sectional roll-up garage doors. The lobby/storefront service desk will be open to view on the north, south and west sides with a storefront aluminum window/door system. A metal canopy will project over storefront windows and doors. Trash enclosure will be constructed using stucco and split face CMU on the rear and sides and 6'-0" tall corrugated metal doors.

The final exterior design for the American Legion has not been provided at this time. The footprint of the American Legion identifies a main entrance from the parking lot at the north center of the building with secondary access areas on the west side and east side. An outdoor patio area will be placed on the west side of the building for the relocation of the existing outdoor barbecue pit the American Legion has on-site and for outdoor event/social gathering activities for the club. Based on the separation between the retail tire store and American Legion, an independent design could occur to establish a distinct architectural style for the American Legion that would complement the unique as-built environment on Del Monte Boulevard. The final architecture would be subject to the Board of Architectural Review approval.

Landscape Design: Landscaping for the retail tire will consist of eight Arbutus uneda trees within parking lot planters, two Melaleuca trees at the drive entrance on Del Monte Boulevard and five Metrosidrus trees on the Playa Avenue and alley frontage. The planting area between the sidewalk and the retail tire store on the west, north and east sides will consist of shrubs and/or groundcovers.

Vehicular Circulation and Parking: Project access will be primarily via two entrance-exit driveways on The Mall Extension. The Mall Extension is a low speed, low volume two-way alley with a curb-to-curb width of 30 feet and is designed to serve as a parking lot access. It has curb returns and stop control at its intersections with Playa Avenue and La Salle Avenue.

The Project is proposed to have a right turn entrance only on Del Monte Boulevard. Left turns in and out as well as exiting right turns will be prohibited. This will minimize traffic conflicts on the high volume, moderate speed major arterial (Del Monte Boulevard).

The existing mountable curb along Playa Avenue will be eliminated, which will improve traffic operations along the Project's Playa Avenue frontage. Truck deliveries would be made by trucks entering from Del Monte Boulevard and exiting onto The Mall Extension. Trucks will primarily exit toward Playa Avenue.

The parking space will consist of three rows of perpendicular parking stalls. The parking stalls will be shared by the two uses with the far northern row consisting of 13 spaces being reserved for the tire store during the day time business hours (10 am- 5

pm) with the far southern row of 14 spaces adjacent to the American Legion being reserved for the American Legion during day time business hours (10 am-5 pm). The middle row consisting of 13 spaces will be shared by both uses during daytime business hours. The American Legion would have access to the entire parking lot in the evening. A retail tire store with minor vehicle repair will require 15 spaces (Four spaces per bay plus three spaces for showroom/offices). The American Legion, classified as a meeting hall, will require 30 spaces (one space per 100 square feet). Based on the differing hours of operation and the operational characteristics of the tire store whereby no vehicles are stored outside of the building after closing time, the on-site parking is compatible to allowed for a shared use.

A Traffic Impact Assessment (TIA) was prepared was prepared for the proposed project by Keith Higgins (May 2020). The TIA and appendices to the TIA are provided as Attachment 5. The analysis included an examination of the project traffic volumes and intersection Levels of Service (LOS) at the study intersections (Del Monte Boulevard/Playa Avenue and Playa Avenue/Fremont Boulevard). The TIA concluded that additional trips generated by the proposed use would allow all studies intersections to continue to operate acceptably at LOS A, B and C.

The following is a summary of the Project responsibilities regarding traffic issues and impacts, based upon the recommendations discussed earlier in this report.

1. Restripe Playa Avenue between The Mall Extension and Fremont Boulevard as indicated on Exhibit 15 of the TIA to provide a two-way left turn lane.
2. Verify the adequacy of the proposed site plan to accommodate truck access, parking, internal circulation, and egress.
3. Provide curb, gutter, and sidewalk along the Project Playa Avenue frontage in compliance with City and ADA standards.
4. Provide on-site bike parking/storage in compliance with City standards.
5. Pay the TAMC Regional Development Impact Fee. City of Seaside staff will quantify the applicable fees to the Project at the time of development.

Pedestrian Circulation: A five-foot wide sidewalk will be added along the Project's Playa Avenue frontage to tie in with the existing five-foot wide sidewalk on the Del Monte Boulevard frontage. The design will need to meet Americans with Disabilities Act (ADA) standards.

Safety: Additionally, Seaside Police provided the following comments as guided by Crime Prevention Through Environmental Design (CPTED):

Motion sensors on lights, as appropriate; and

Ensure there is sufficient lighting by all entrances/exits; and

Be aware of and minimize possible shadows created by retaining walls and/or fences; and

Ensure visibility in walking / pass through areas, use small convex mirrors at corners to provide visibility ; and

Ensure that landscape areas are well-maintained to minimize hiding places, especially in the range of 3' – 6' above ground; and

Ensure that dumpster enclosures have lighting and small convex mirrors to reduce hiding areas.

STAFF ANALYSIS

Finding 1

The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Zoning Ordinance Conformance

Evidence: This project is located within the Regional Commercial (CRG) Zoning District. The purpose of this district is to support large scale commercial development with retail, entertainment, and or service uses of a scale and function to serve a regional market. The proposed retail tire store and American Legion, as conditioned, and text amendment to include minor vehicle repair for tire installation only as a use permit in the CRG zoning district, would not be detrimental to surrounding properties and the general health, safety and welfare of the community in that:

a. The scope of operations for the proposed project would be compatible and provide support services for automotive related retail sales in the area.

b. The project site is located within an urban area of Seaside on a 1.01 acre site where existing infrastructure and support services (e.g. roadways, access drives, utilities) are already in place.

c. The uses surrounding the project site include a regional commercial center to the north and west and a motel to the east that will be separated from the project site via defined boundaries so that vehicle circulation, noise, and visual impacts will be mitigated.

d. The project site is zoned CRG and has a General Plan designation of CRG which provides opportunities for a mixture of general retail and automotive retail uses. The project site will be connected to an existing arterial roadway (Del Monte Boulevard) which will facilitate on-site circulation and traffic movements so as to not create any excessive delays and provide access to the site for both local and visitor-serving traffic.

e. The design and circulation pattern of the project will ensure that the proposed retail tire store and American Legion is consistent with the City's development policies (e.g. Design, On-site vehicle circulation, Noise, Lighting, and compatible with the surrounding land uses) to protect the health, safety, and general welfare of the community.

Finding 2

The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Regional Commercial (CRG). Regional Commercial uses are defined as large-scale commercial development with retail or service uses to serve a regional market.

The proposed project is consistent with the following General Plan Goals and Policies.

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work and play.

Policy LU-1.3: Encourage regional commercial and visitor serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Evidence: The proposed project and text amendment would provide complimentary and compatible infill development within an urbanized area of the City and is surrounded by urban uses, including regional shopping centers, auto dealerships, motels, and restaurants. The proposed project is located on a major arterial roadway and near other roadways to sufficiently meet the needs of local residents and visitors.

Evidence: The proposed retail tire store and American Legion service club would be consistent with and support the existing Regional Commercial General Plan land use category in that the tire sales would diversify the retail sales in the city and would increase City sales tax revenues that can be used to fund future City services. The

American Legion service club will provide key service to facilitate the retired military community that reside on the Monterey Peninsula.

Goal LU-2: Revitalize existing commercial areas.

Evidence: The proposed project would be compatible with surrounding land uses by maintaining and diversifying the focused auto retail services on a regional scale. The addition of a retail tire store would also enhance economic viability of the existing auto center and provide a new retail amenity that would be located along a major arterial commercial roadway, compatible with the City's circulation network and surrounding land uses that would improve regional identity of the auto center.

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site and available infrastructure.

Evidence: The proposed project would provide for infill development within the boundaries of an underdeveloped site located along a major arterial roadway in an urbanized area of the city's commercial corridor. The proposed project and text amendment would be consistent with the City's development standards, including obtaining the required use permit for a tire store with installation and disposal of tires in order to ensure compatibility with the land use characteristics of the local area and the adjacent existing development.

Goal LU8.1: Provide a level of flood control and protection that meets the needs of the community.

Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards.

Evidence: The proposed development will be required to direct all on-site runoff to landscape swales or underground interceptors.

Goal ED-4: Attract and expand local serving retail and services in existing commercial areas.

Policy ED-4.1: Encourage the development of retail establishments that will reduce leakage of resident spending.

Evidence: The proposed project for a retail tire store will provide an additional revenue source within an infill site to capitalize on both local and visitor serving customers to

enhance the City's long-term revenue.

Goal ED-5.1: Attract new regional and visitor-serving businesses.

Policy ED-5.1: Attract and support commercial and employment generating development that is consistent with the General Plan and City ordinances.

Evidence: The proposed project and text amendment will enable and support the attraction of regional serving commercial uses to provide an enhanced revenue source and encourage the redevelopment of underutilized commercial properties.

Goal C-4: Ensure adequate parking is provided throughout Seaside

Policy C-4.1: Require off-street parking in new development and redevelopment projects.

Evidence: The project site will provide 40 parking stalls that will be shared between the retail tire store and the American Legion. The Zoning code requires 15 spaces for the retail tire store and 30 spaces for the American Legion. The hours of operation for the tire store are from 8 am to 5 pm Monday thru Friday, 8 am to 6 pm on Saturday, and closed on Sundays. The American Legion is a service club with minor activities during the weekdays between 8 am and 5 pm. Primary events for the American Legion are in the evening Monday thru Friday. A special event for the American Legion could occur on occasion on a Saturday and Sunday or after 5 pm on a weekday. The differing hours of operation and the layout of the parking stalls will enable the site proposed parking spaces to be used as shared parking arrangement without creating any impact on the health, safety and general welfare of the community.

Finding 3

The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed project is located on an urban infill site with a regional commercial zoning and General Plan Land Use designation. The proposed development of a retail tire store and American Legion service club would be consistent with and support the existing commercial development, as the new tire store would serve to provide a visitor serving commercial use within area of City well suited for regional commercial activity and would not alter the existing balance of land uses in the City. The proposed project would diversify the retail uses in the auto center and would increase the City sales tax revenues that can be used to fund future city services. The remolded American Legion service club would continue to provide a valuable service for the retired military community that reside within the Monterey Peninsula.

Evidence: A Traffic Impact Analysis (TIA) was prepared for the proposed project by Keith Higgins (May 2020). The analysis included an examination of the project traffic volumes and intersection Levels of Service (LOS) at the study intersections (Del Monte Boulevard/Playa Avenue and Playa Avenue/Fremont Boulevard). The TIA concluded that additional trips generated by the proposed use would allow all studies intersections to continue to operate acceptably at LOS A, B or C.

Finding 4

The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. As condition of approval, the applicant must receive clearance from the Public Works Department for the installation of bio retention swales and underground interceptors for the retention of stormwater.

Finding 5

Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: The granting of Use Permit and Text Amendment would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other existing or future uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

FISCAL IMPACT

No fiscal impact.

ATTACHMENTS

1. Exhibit A Attachmemt 1
2. Attachment 1 - Draft Ordinance
3. Attachment 2 - Draft Resolution Use Permit (1)
4. Attachment 2 - Exhibit A Project Plans
5. Attachment 3 - Location Map

6. Attachment 4 - Site Photos

7. Attachment 5 Transportation Impact Assessment and appendices

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

Exhibit A – Text Amendment

CITY OF SEASIDE MUNICIPAL CODE – TITLE 17 – ZONING ORDINANCE

Commercial Zones

17.24.030

TABLE 2-4 (continued) Allowed Land Uses and Permit Requirements for Commercial Zones	P	Permitted Use, Zoning Clearance required					
	MUP	Minor Use Permit required (see Section 17.52.070)					
	UP	Use Permit required (see Section 17.52.070)					
	S	See cited Section for permit requirement					
	—	Use not allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	CD	CMX	CC	CRG	CA	CH	

SERVICES - GENERAL

Brewery with Restaurant		UP	UP	UP	—	UP	
Catering service	—	—	MUP	MUP	—	P	
Child day care center	UP(2)	UP(2)(6)	UP	UP	—	—	
Construction Contractor Base	—	—	—	—	—	P	
Drive-through service	—	—	UP(4)	UP(4)	—	—	
Kennel, animal boarding	—	—	—	—	—	UP	
Lodging - Hotel or motel	—	—	UP	UP	—	—	
Maintenance facility	—	—	—	—	—	UP	
Maintenance service - Client site services	—	—	—	—	—	P	
Mortuary, funeral home	—	—	UP	—	—	—	
Personal services	P(5)	P(5)	P(5)	P(5)	—	—	
Personal services - Restricted	—	—	—	—	—	UP	
Public safety facility	UP	UP	UP	UP	UP	UP	
Repair service - Equipment, large appliances, etc.	—	—	—	—	—	P	
Social service organization	—	UP	UP	—	—	—	
Therapeutic Massage	UP	UP	UP	—	—	—	
Vehicle services - Major repair/body work	—	—	—	—	UP	P	
Vehicle services - Minor maintenance/repair	—	—	—	UP	UP	P	
Youth Hostel		UP	—	—	—	—	

Proposed Text Amendment to add Minor Vehicle Services Repair with UP in CRG Zoning District

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, or limousine dispatch facility	—	—	—	—	—	UP	
Broadcasting studio	MUP(2)	MUP(2)	MUP	—	—	MUP	
Parking facility, public or commercial	UP	UP	UP	UP	UP	UP	
Telecommunications facility	S	S	S	S	S	S	17.44
Transit station or terminal	UP	UP	—	UP	—	UP	
Utility facility	UP	UP	UP	UP	UP	UP	
Vehicle storage	—	—	—	—	—	UP	

Key to Zoning District Symbols

CD	Downtown Commercial	CRG	Regional Commercial
CMX	Commercial Mixed Use	CA	Automotive Regional Commercial
CC	Community Commercial	CH	Heavy Commercial

Notes:

- (1) See Article 7 for land use definitions.
- (2) Use allowed only on second or upper floors; Office - Business/service may be allowed on ground floor with Minor Use Permit.
- (3) Use allowed only on a site north of Light Fighter Drive.
- (4) Use limited to the establishments existing in the City as of December 4, 2006.
- (5) Beauty and nail salons limited to the existing as of December 4, 2006.

DRAFT ORDINANCE 20-XX

AN ORDINANCE OF THE CITY OF SEASIDE FOR PROPOSED TEXT AMENDMENT TO CHAPTER 17 OF THE SEASIDE MUNICIPAL CODE RELATED TO INCLUDE MINOR VEHICLE A CONDITIONALLY PERMITTED USE IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT.

Section 1: In accordance with Section 17.74.050 of the Seaside Municipal Code, it is the responsibility of the City Council to consider and weigh the merits of proposed text amendments to the Seaside Municipal Code and the public input received on the proposed text amendments in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

Section 2. On May 27, 2020, the Seaside Planning Commission held a public hearings to provide the Seaside City Council with a recommendation on the proposed text amendments and considered all oral comments and written information concerning the proposed Ordinance in making its recommendation to the Seaside City Council; and

Section 3. On July 2, 2020, the Seaside City Council introduced the first reading of the draft Ordinance and considered oral comments and written information concerning this Ordinance at a duly noticed public hearing; and on the basis of the record thereof finds the following facts to be true;

Findings:

1. The proposed text amendments to Section 17.14.030.B-Table 2-4 of the Seaside Municipal Code are consistent with the goals and policies of all elements of the General Plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Regional Commercial (CRG). Regional Commercial uses are defined as large-scale commercial development with retail or service uses to serve a regional market.

The proposed project is consistent with the following General Plan Goals and Policies.

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work and play.

Policy LU-1.3: Encourage regional commercial and visitor serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Evidence: The proposed text amendment to allow minor vehicle services with a use permit would provide complimentary and compatible infill development within an urbanized area of the City and is surrounded by urban uses, including regional shopping centers, auto dealerships, motels, and restaurants.

Evidence: Allowing minor vehicle services with a use permit would be consistent with and support the existing Regional Commercial General Plan land use category in that retail tire sales would diversify retail sales and services in the city and would increase City sales tax revenues that can be used to fund future City services.

Goal LU-2: Revitalize existing commercial areas.

Evidence: The inclusion of minor vehicle repair services in the Regional Commercial Zoning District would be compatible with surrounding land uses by maintaining and diversifying the focused auto retail services on a regional scale. The addition of a retail tire store would also enhance economic viability of the existing auto center and provide a new retail amenity that would be located along a major arterial commercial roadway, compatible with the City's circulation network and surrounding land uses that would improve regional identity of the auto center.

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site and available infrastructure.

Evidence: The proposed project for a retail tire store with minor vehicle repair services would provide for infill development within the boundaries of an underdeveloped site located along a major arterial roadway in an urbanized area of the city's commercial corridor. The proposed project and text amendment would be consistent with the

City's development standards, including obtaining the required use permit for a tire store with installation and disposal of tires in order to ensure compatibility with the land use characteristics of the local area and the adjacent existing development.

Goal LU8.1: Provide a level of flood control and protection that meets the needs of the community.

Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards.

Evidence: The proposed development will be required to direct all on-site runoff to landscape swales or underground interceptors.

Goal ED-4: Attract and expand local serving retail and services in existing commercial areas.

Policy ED-4.1: Encourage the development of retail establishments that will reduce leakage of resident spending.

Evidence: The proposed text amendment to add minor vehicle repair services with a use permit will provide an additional revenue source within an infill site to capitalize on both local and visitor serving customers to enhance the City's long-term revenue.

Goal ED-5.1: Attract new regional and visitor-serving businesses.

Policy ED-5.1: Attract and support commercial and employment generating development that is consistent with the General Plan and City ordinances.

Evidence: The proposed text amendment to allow minor vehicle repair services will enable and support the attraction of regional serving commercial uses to provide an enhanced revenue source and encourage the redevelopment of underutilized commercial properties.

Goal C-4: Ensure adequate parking is provided throughout Seaside

Policy C-4.1: Require off-street parking in new development and redevelopment projects.

Evidence: A Transportation Impact Analysis was prepared to evaluate vehicle circulation and the intersections at Del Monte Boulevard and Playa Avenue and Fremont Boulevard and Playa Avenue related to allowing the construction of a new retail tire store and American Legion building at 1000 Playa Avenue. The TIA determined that the projected trips for the new development and adding minor vehicle repair services to Regional Commercial zoning district would not result in a significant impact and/or create any impact on the health, safety and general welfare of the community. The use permit process would further ensure that on-site parking is sufficient facilitate a minor vehicle repair service as a standalone site or under shared parking arrangement with another tenant or tenants.

2. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: The granting of the Text Amendment would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other existing or future uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

3. The Text Amendment is exempt from the California Environmental Quality Act (CEQA) has been CEQA Guidelines

Evidence: Pursuant to the requirements of the California Environmental Quality Act, the text amendment is exempt Section 15061. The activity is covered by General Rule that CEQA applies only to project, which have the potential for causing a significant effect on the environment. It can be seen with certainty that adding a minor vehicle service repair use with a use permit to the Regional Commercial zoning district there will be no significant impacts to the community that cannot be mitigated through project conditions;

Section 4. The proposed amendments to Title 17 of the Seaside Municipal Code consist of the text amendments to Section 17.14.030.B – Table 2-4 of the Seaside Municipal Code as shown on Exhibit “A”.

*** Proposed added text is shown with bold underline**

Section 5. Severability.

A. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable.

B. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentences, clauses or phrases even if certain parts are held to be unconstitutional, invalid or unenforceable.

Section 6 Legal Construction. The provisions of this Ordinance shall be construed as necessary to effectively carry out its purposes, which are hereby found and declared to be in furtherance of public health, safety, and welfare.

Section 7. Effective Date. This Ordinance shall become effective thirty (30) days after its final passage and adoption at a duly noticed public hearing for the second reading of the proposed text amendments.

Section 8. The City Clerk shall certify to the adoption of this Ordinance and shall, within thirty (30) days after passage, publish a summary of this Ordinance in accordance with Section 36933 of the Government Code of State of California with the names of City Council members voting for and against it.

INTRODUCED at a regular meeting of the City Council of the City of Seaside on the 2nd day of July, 2020, and

PASSED AND ADOPTED by the City Council of the City of Seaside on the 2nd day of July, 2020, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Ian Oglesby, Mayor

ATTEST:

Lesley Milton, City Clerk

RESOLUTION NO. 20-XX CC

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

APPROVING USE PERMIT NO. UP-20-03 TO ALLOW A RETAIL TIRE STORE WITH MINOR VEHICLE SERVICES REPAIR AND AN AMERICAN LEGION SERVICE CLUB IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT LOCATED AT 1000 PLAYA AVENUE (APN 011-524-004 and 011-524-009).

WHEREAS, American Legion Post # 591, Property Owner, and RA Smith, Applicant, have filed an application for Use Permit approval and adoption of a Text Amendment, to allow for a retail tire store minor vehicle repair services; and,

WHEREAS, a duly noticed public hearing has been held by the Planning Commission on May 27, 2020, to provide the City Council with a recommendation on the use permit and text amendment; and,

WHEREAS, the Seaside City Council held a duly noticed public hearing on July 2, 2020 to receive and consider oral comments concerning the proposed use permit and to introduce the first reading of the Ordinance adopting text amendments to Chapter 17 of the Seaside Municipal Code; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guidelines 15072, this project is exempt from the California Environmental Quality Act pursuant to Class 32, Section 15332 and 15300.2. These sections exempt projects that are consistent with general plan and zoning regulations that are within city limits on sites less than 5 acres in size that can be served by all required utilities, do not have any habitat value, and do not result in any significant effects relating to traffic, noise, air quality, or water quality.

NOW, THEREFORE, BE IT RESOLVED, that the Seaside City Council adopts the following findings in support of and approve Use Permit Application No.20-03:

USE PERMIT FINDINGS

- 1 The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Zoning Ordinance Conformance

Evidence: This project is located within the Regional Commercial (CRG) Zoning District. The purpose of this district is to support large scale commercial development with retail, entertainment, and or service uses of a scale and function to serve a regional market. The proposed retail tire store and American Legion, as conditioned, and text amendment to include minor vehicle repair for tire installation only as a use permit in the CRG zoning district, would not be detrimental to surrounding properties and the general health, safety and welfare of the community in that:

- a. *The scope of operations for the proposed project would be compatible and provide support services for automotive related retail sales in the area.*
 - b. *The project site is located within an urban area of Seaside on a 1.01 acre site where existing infrastructure and support services (e.g. roadways, access drives, utilities) are already in place.*
 - c. *The uses surrounding the project site include a regional commercial center to the north and west and a motel to the east that will be separated from the project site via defined boundaries so that vehicle circulation, noise, and visual impacts will be mitigated.*
 - d. *The project site is zoned CRG and has a General Plan designation of CRG which provides opportunities for a mixture of general retail and automotive retail uses. The project site will be connected to an existing arterial roadway (Del Monte Boulevard) which will facilitate on-site circulation and traffic movements so as to not create any excessive delays and provide access to the site for both local and visitor-serving traffic.*
 - e. *The design and circulation pattern of the project will ensure that the proposed retail tire store and American Legion is consistent with the City's development policies (e.g. Design, On-site vehicle circulation, Noise, Lighting, and compatible with the surrounding land uses) to protect the health, safety, and general welfare of the community.*
2. The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Regional Commercial (CRG). Regional Commercial uses are defined as large-scale commercial development with retail or service uses to serve a regional market.

The proposed project is consistent with the following General Plan Goals and Policies.

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work and play.

Policy LU-1.3: Encourage regional commercial and visitor serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Evidence: *The proposed project and text amendment would provide complimentary and compatible infill development within an urbanized area of the City and is*

surrounded by urban uses, including regional shopping centers, auto dealerships, motels, and restaurants. The proposed project is located on a major arterial roadway and near other roadways to sufficiently meet the needs of local residents and visitors.

Evidence: The proposed retail tire store and American Legion service club would be consistent with and support the existing Regional Commercial General Plan land use category in that the tire sales would diversify the retail sales in the city and would increase City sales tax revenues that can be used to fund future City services. The American Legion service club will provide key service to facilitate the retired military community that reside on the Monterey Peninsula

Goal LU-2: Revitalize existing commercial areas.

Evidence: The proposed project would be compatible with surrounding land uses by maintaining and diversifying the focused auto retail services on a regional scale. The addition of a retail tire store would also enhance economic viability of the existing auto center and provide a new retail amenity that would be located along a major arterial commercial roadway, compatible with the City's circulation network and surrounding land uses that would improve regional identity of the auto center.

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site and available infrastructure.

Evidence: The proposed project would provide for infill development within the boundaries of an underdeveloped site located along a major arterial roadway in an urbanized area of the city's commercial corridor. The proposed project and text amendment would be consistent with the City's development standards, including obtaining the required use permit for a tire store with installation and disposal of tires in order to ensure compatibility with the land use characteristics of the local area and the adjacent existing development.

Goal LU8.1: Provide a level of flood control and protection that meets the needs of the community.

Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards.

Evidence: The proposed development will be required to direct all on-site runoff to landscape swales or underground interceptors.

Goal ED-4: Attract and expand local serving retail and services in existing commercial areas.

Policy ED-4.1: Encourage the development of retail establishments that will reduce leakage of resident spending.

Evidence: The proposed project for a retail tire store will provide an additional revenue source within an infill site to capitalize on both local and visitor serving customers to enhance the City's long-term revenue.

Goal ED-5.1: Attract new regional and visitor-serving businesses.

Policy ED-5.1: Attract and support commercial and employment generating development that is consistent with the General Plan and City ordinances.

Evidence: The proposed project and text amendment will enable and support the attraction of regional serving commercial uses to provide an enhanced revenue source and encourage the redevelopment of underutilized commercial properties.

Goal C-4: Ensure adequate parking is provided throughout Seaside

Policy C-4.1: Require off-street parking in new development and redevelopment projects.

Evidence: The project site will provide 40 parking stalls that will be shared between the retail tire store and the American Legion. The Zoning code requires 15 spaces for the retail tire store and 30 spaces for the American Legion. The hours of operation for the tire store are from 8 am to 6 pm Monday thru Friday, 8 am to 5 pm on Saturday, and closed on Sundays. The American Legion is a service club with minor activities during the weekdays between 8 am and 6 pm. Primary events for the American Legion are in the evening Monday thru Friday. A special event for the American Legion could occur on occasion on a Saturday and Sunday or after 5 pm on a weekday. The differing hours of operation and the layout of the parking stalls will enable the site proposed parking spaces to be used as shared parking arrangement without creating any impact on the health, safety and general welfare of the community.

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed project is located on an urban infill site with a regional commercial zoning and General Plan Land Use designation. The proposed development of a retail tire store and American Legion service club would be consistent with and support the existing commercial development, as the new tire store would serve to provide a visitor serving commercial use within area of City well suited for regional commercial activity and would not alter the existing balance of land uses in the City. The proposed project would diversify the retail uses in the auto center and would increase the City sales tax revenues that can be used to fund future city services. The remolded American Legion service club would continue to provide a valuable service for the retired military community that reside within the Monterey Peninsula.

Evidence: A Traffic Impact Analysis (TIA) was prepared for the proposed project by Keith Higgins (May 2020). The analysis included an examination of the project traffic volumes and intersection Levels of Service (LOS) at the study intersections (Del Monte Boulevard/Playa Avenue and Playa Avenue/Fremont Boulevard). The TIA concluded

that additional trips generated by the proposed use would allow all studies intersections to continue to operate acceptably at LOS A, B or C.

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. As condition of approval, the applicant must receive clearance from the Public Works Department for the installation of bio retention swales and underground interceptors for the retention of stormwater.

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: The granting of Use Permit and Text Amendment would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other existing or future uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

BE IT FURTHER RESOLVED, the Planning Commission hereby recommends granting Use Permit Application No. 20-03 subject to the following terms and conditions:

Project Specific:

1. The proposed project shall substantially conform to the submitted plans for the project date stamped March 4, 2020, on file with the Community Development Department, as herein modified, or as modified by the Community Development Director in accordance with Exhibit A – Project Plans. The director may also approve subsequent minor modifications to plans during plan check if such modifications are consistent with provisions of the Seaside Municipal Code (SMC) or other applicable regulations.
2. This approval shall become null and void unless the use is established within twelve (12) months of the date of adoption of the second reading of the text amendment for the project by the City Council. Time extensions may be granted if a written request and associated fee are received by the Community Development Department within 30 days prior to the expiration.
3. Unless otherwise specified, the conditions contained in this Attachment shall be complied with as specified, subject to review and approval by the Community Development Department.
4. As a condition of approval of UP-20-03, the applicant shall agree, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third -party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, the Planning Commission, or any other decision- making body, including staff, concerning this project. The City agrees to promptly notify the applicants of any such claim or action filed against the City and to fully cooperate in the defense of any such

action. The City may, at its sole cost and expense, elect to participate in defense of any such action under this condition.

5. All on- site signs shall comply with the City's Sign Code in Chapter 17.40 of the SMC.
6. All final exterior colors and materials shall be subject to review and approval of the Community Development Department and final field inspection by the Planning Division. Colors, materials and textures shall be noted on the construction plans.
7. The applicant shall obtain approval from the Monterey Bay Air Pollution Control District (MBAPCD) prior to the issuance of the building or grading permit. The applicant shall comply with all District regulations during construction.
8. Any noise generated by the proposed gasoline station, including any noise associated with construction, shall comply with the City's Noise Ordinance.
9. Restripe Playa Avenue between The Mall Extension and Fremont Boulevard as indicated on **Exhibit 15** of the TIA to provide a two-way left turn lane.
10. Provide curb, gutter, and sidewalk along the Project Playa Avenue frontage in compliance with City and ADA standards.
11. Provide on-site bike parking/storage in compliance with City standards.
12. Pay the TAMC Regional Development Impact Fee. City of Seaside staff will quantify the applicable fees to the Project at the time of development.
13. Vehicles shall only be permitted to make a right turn from Del Monte Boulevard into the site. Driveway approach shall be constructed to prohibit egress from the site onto Del Monte Boulevard.

Business License Tax Conditions

14. Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain a City of Seaside Business License Tax Certificate.

LANDSCAPING

15. All proposed landscaping and/or irrigation plans shall comply with the approved plans and with the Monterey Peninsula Water Management District (MPWMD) Water Model Efficiency Landscape Ordinance. A Landscape Installation Certificate of Completion, certifying that the landscaping was installed in accordance with the approved plans by a Landscape Contractor, shall be submitted to the Community Development Department prior to the final inspections by Building and Planning Divisions.

16. All plant materials shall be installed in a healthy condition, typical to the species, and shall be maintained in a neat and healthy condition. Maintenance includes, but is not limited to, trimming, mowing, weeding, removal of litter, fertilizing, regular watering, and replacement of dead or diseased dying plants.

MISCELLANEOUS

17. Adequate lighting shall be provided to illuminate the fueling area, subject to Community Development Department review and approval. Said lighting shall meet requirements set forth in the Building Security and California Fire Codes.
18. Fire and Police access and passage shall be permitted at all times.
19. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District.
20. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
21. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
22. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

USE RESTRICTIONS

23. Business hours are from 8 a.m. to 5 p.m. Monday thru Friday. 8 a.m to 6 p.m. on Saturday, and closed Sunday. Hours of operation may be modified by the Director of Community Development if it is determined that no impacts to surrounding tenants or properties will occur.
24. No outdoor storage is permitted or display of materials shall be permitted except allowed on the project approved site plan or as approved by the Zoning Administrator.
25. The subject property shall be maintained in a safe, clean and sanitary condition at all times. The property owners shall be responsible for the daily maintenance and up-keep of the businesses, including but not limited to trash removal, painting, graffiti removal, and maintenance of improvements to ensure that the facilities are maintained in a neat and attractive manner.

PLANCHECK SUBMITTAL

26. At the time of building or encroachment permit application, the plans shall comply with the latest edition of the 2019 California Building and Fire codes, City Ordinances, State, Federal laws, and regulations as adopted by the City Council.

27. Prior to submittal of a Storm Water Control Plan (SWCP), the applicant shall submit a deposit as specified in the Fees and Charges to the Public Works Department for the estimated cost of reviewing the SWCP.
28. Prior to any work in the public right-of-way, an Encroachment Permit shall be obtained from and applicable fees paid to the Public Works Department
29. Prior to issuance of a Building Permit, the applicant shall submit an underground storage tank plan to the Monterey County Health Department for review and approval.
30. The developer shall submit storm drain plans, prepared by a California registered professional civil engineer, depicting proposed storm drain improvements for the project. All storm drain improvements shall comply with the City of Seaside Construction Standards for Private Streets, Storm Drain and On -Site Private Improvements Manual
31. The developer shall submit precise grading plans, prepared by a California registered professional civil engineer, depicting proposed grading, erosion control and improvements for the project.
32. Any damage from the project done to existing public right-of-way improvements and/or utilities shall be repaired to the satisfaction of the City Engineer before final inspection.
33. Provide preliminary hydrology and hydraulic calculations to substantiate retention of storm water runoff for the entire redevelopment for the 95% storm event
34. Proposed project must implement storm water best management practices (BMPs) during construction.(SMC 8.46)
 - a. Complete and submit the Storm water Compliance Tracking Form, with signature with building permit application.
 - b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
 - c. If the disturbed area is greater than one (1) acre, a Storm water Pollution Prevention Plan (SWPPP) shall be prepared and a WDID obtained by the applicant from the State Water Quality Control Board. Submit the SWPPP for City of Seaside review.
35. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project. (SMC 15.32.170)
 - a. As part of building permit application, develop civil grading and drainage plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - b. Oil/water separator shall be connected to the sanitary sewer system. A normally closed emergency shutoff valve shall be required on the outlet of the oil/water separator. Applicant

to contact Monterey One Water for review and approval requirements for connection to the sanitary sewer system.

- c. Drainage shall not be directed to adjacent properties.

36. As required by Attachment 1 to Resolution No. R3-2013-0032 of the Central Coast Regional Water Quality Control Board, the applicant shall develop a Storm Water Control Plan demonstrating compliance with performance requirements #1, #2, #3, and #4 as applicable. (SMC 8.46.130)

- a. Applicant shall submit a Storm Water Control Plan prior to finalizing site plan or civil grading and drainage plans. Storm Water Control Plan shall be approved by the City prior to finalizing project civil grading and drainage plans and shall include hydrology and hydraulic calculations validating the design of conveyance, treatment and/or infiltration features.
- i. Provide a soils engineering report describing the soil type and soil hydrologic soil group substantiating design of structural storm water control measures described within the Storm Water Control Plan.
- ii. Infiltration testing shall be per the Riverside County-Low Impact Development BMP Design Handbook.
- b. Applicant shall submit architectural and civil grading and drainage plans with building permit application in substantial conformance to the approved Storm Water Control Plan.
- i. Plans shall clearly denote, in table format, the pre-project impervious surface area, new impervious surface area created, replaced impervious surface area, and post-project impervious surface area.
- c. Prior to issuance of occupancy, applicant shall execute and record as a deed restriction a Right of Entry and Maintenance Agreement. The Right of Entry and Maintenance Agreement shall:
 - i. Include indemnity, insurance and security requirements in conformance with the template provided by the City, and
 - ii. include an operation and maintenance (O&M) plan approved by the City stating that the property owner will conduct, and accepts responsibility for, maintenance of all storm water control measures (SCMs), and
 - iii. include a legal description of the property, and
 - iv. describe the methods and procedures for conducting periodic inspections and maintenances of all SCMs, and
 - v. require applicant to provide to the City each year during a period beginning on September 1 and ending no later than September 30 a statement certified by a licensed Civil Engineer or Qualified Storm water Developer (QSD) registered in the State of California stating that the SCM maintenance is in accordance with the O&M plan, and

- vi. include a statement that transfers responsibility for maintenance of SCMs to future owners of the property.

37. Project shall provide ADA compliant path of travel across driveway approach fronting Del Monte Boulevard.

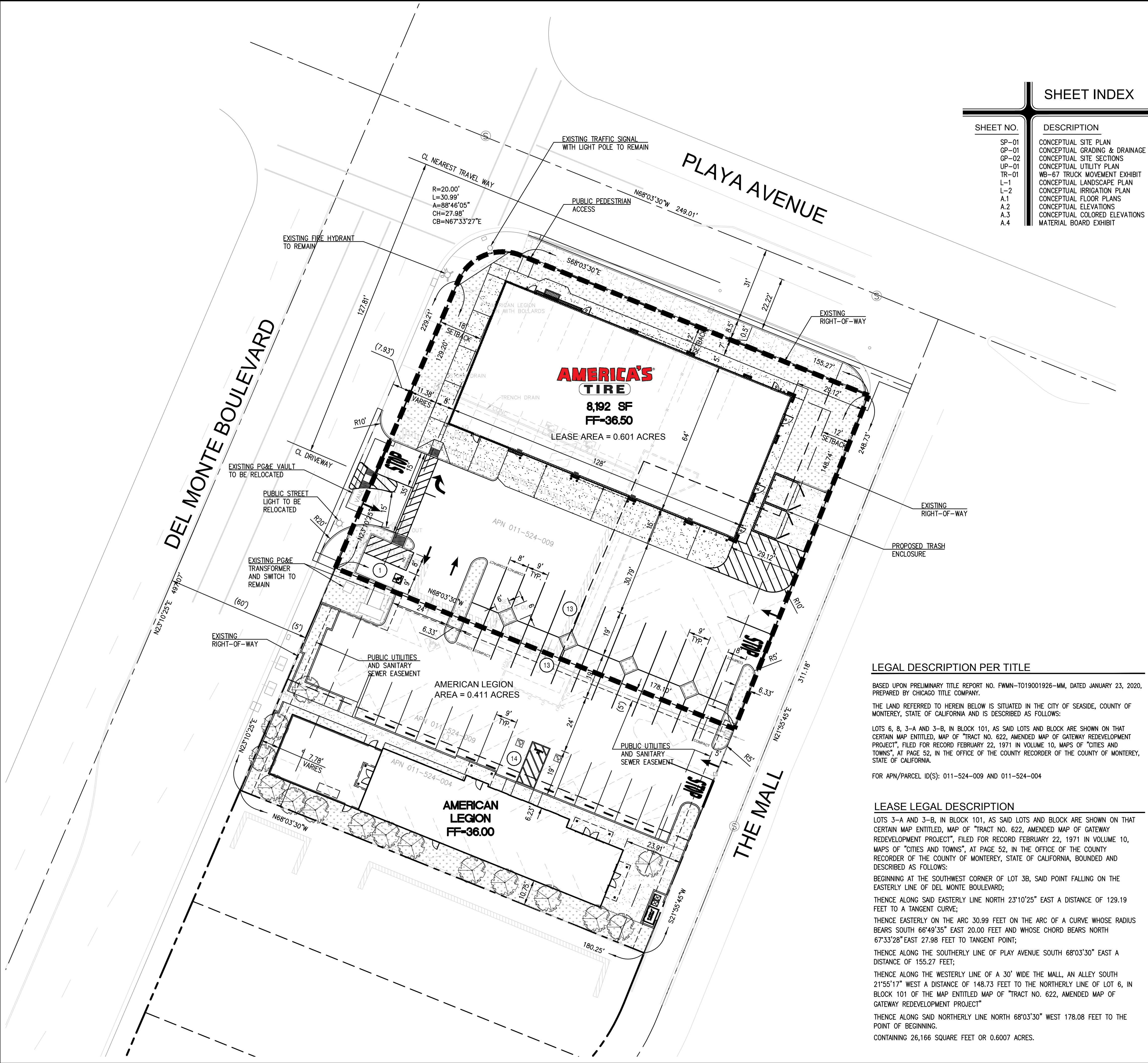
PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 2nd day of July, 2020, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

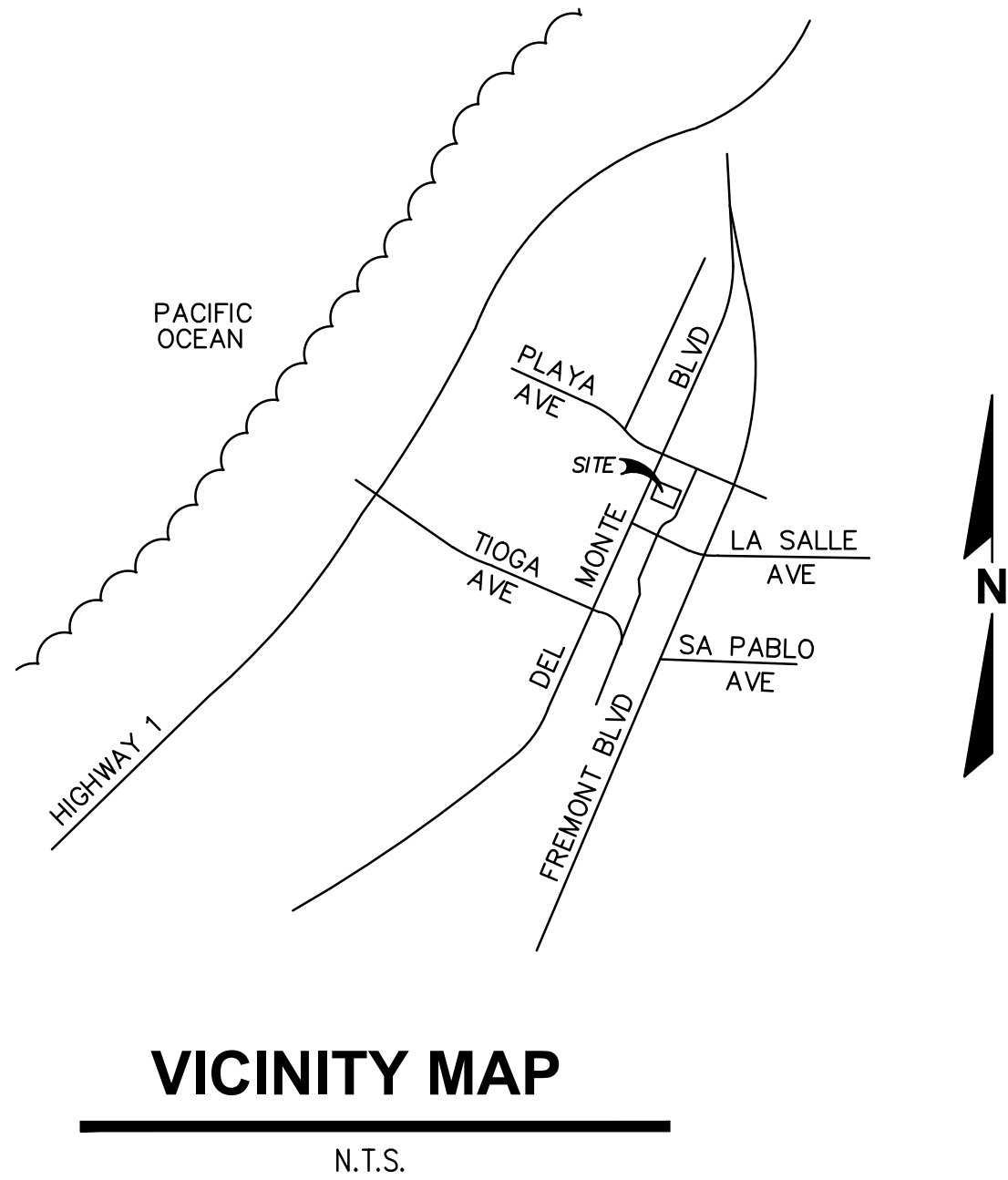
Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton, City Clerk



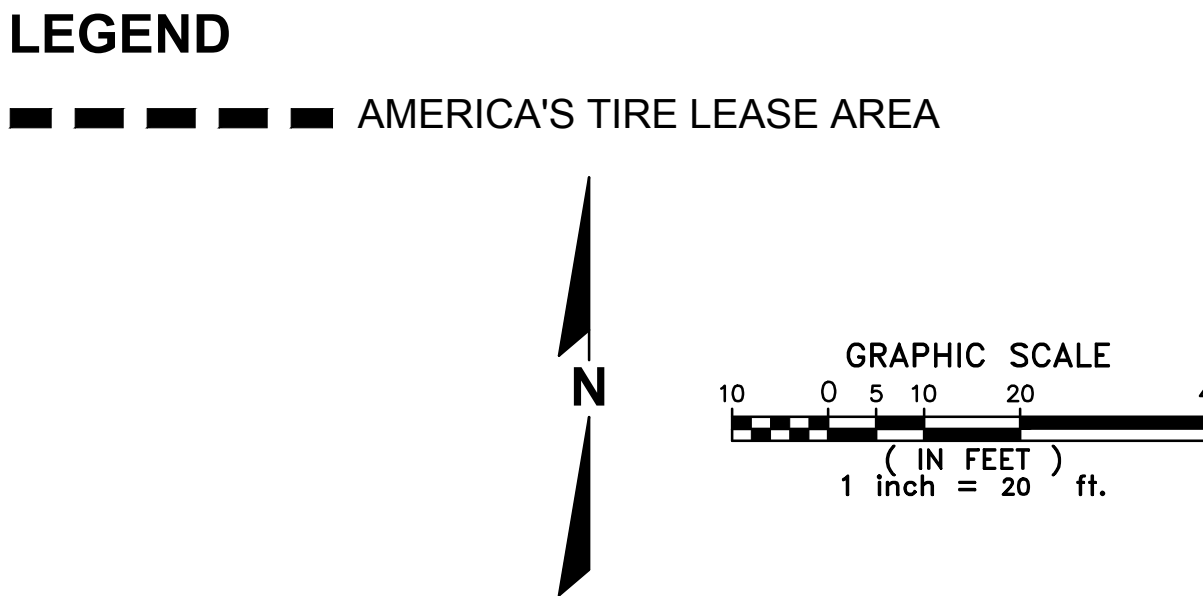
SHEET INDEX	
SHEET NO.	DESCRIPTION
SP-01	CONCEPTUAL SITE PLAN
GP-01	CONCEPTUAL GRADING & DRAINAGE PLAN
GP-02	CONCEPTUAL SITE SECTIONS
UP-01	CONCEPTUAL UTILITY PLAN
TR-01	WB-67 TRUCK MOVEMENT EXHIBIT
L-1	CONCEPTUAL LANDSCAPE PLAN
L-2	CONCEPTUAL IRRIGATION PLAN
A.1	CONCEPTUAL FLOOR PLANS
A.2	CONCEPTUAL ELEVATIONS
A.3	CONCEPTUAL COLORED ELEVATIONS
A.4	MATERIAL BOARD EXHIBIT



SCOPE OF WORK

THE SCOPE OF WORK INCLUDES DEMOLISHING THE EXISTING 5,540 SQ. FT. ± AMERICAN LEGION BUILDING WITH BASEMENT AND PARKING AREAS ON A 1.01 ACRE SITE. THE PROPOSED CONSTRUCTION INCLUDES A SINGLE STORY 8,192 SQ. FT. BUILDING WITH A 2,655 SQ. FT MEZZANINE FLOOR. THE PROPOSED AMERICA'S TIRE FACILITY WILL BE USED ENTIRELY FOR TIRES AND WHEELS SALES AND INSTALLATION ONLY. THE PROJECT SCOPE ALSO INCLUDES THE RELOCATION OF THE NEW 2,999 SQ. FT. AMERICAN LEGION BUILDING PAD AND UTILITIES. SITE IMPROVEMENTS TO INCLUDE PARKING LOT PAVING, NEW UNDERGROUND UTILITY SERVICES, LANDSCAPE AND AN UNDERGROUND CHAMBER SYSTEM (STORMWATER BMPs).

SITE DATA		
TOTAL SITE AREA	44,078.99 SF OR 1.012 AC	
AMERICA'S TIRE LEASE AREA	26,165.13 SF OR 0.601 AC	
AMERICAN LEGION AREA	17,913.86 SF OR 0.411 AC	
EXISTING PARKING STALLS	91	
SERVICE BAYS	6	
PARKING STALLS	41 + 6 BAYS = 47	
SITE AREAS		
AMERICA'S TIRE (BUILDING)	8,192 SF	(18.6%)
AMERICAN LEGION (BUILDING)	2,999 SF	(6.8%)
SIDEWALK/PAVEMENT	26,628 SF	(60.4%)
LANDSCAPING	6,260 SF	(14.2%)
APN	011-524-004 & 011-524-0009	
ADDRESS	1000 PLAYA AVENUE SEASIDE, CA 93955	
NO. OF EMPLOYEES	10±	
BUSINESS HOURS	8AM - 6PM (MON-SAT) 8AM - 5PM (SUN)	



LEGAL DESCRIPTION PER TITLE

BASED UPON PRELIMINARY TITLE REPORT NO. FWMN-T019001926-MM, DATED JANUARY 23, 2020, PREPARED BY CHICAGO TITLE COMPANY.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SEASIDE, COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 6, 8, 3-A AND 3-B, IN BLOCK 101, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED, MAP OF "TRACT NO. 622, AMENDED MAP OF GATEWAY REDEVELOPMENT PROJECT", FILED FOR RECORD FEBRUARY 22, 1971 IN VOLUME 10, MAPS OF "CITIES AND TOWNS", AT PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

FOR APN/PARCEL ID(S): 011-524-009 AND 011-524-004

LEASE LEGAL DESCRIPTION

LOTS 3-A AND 3-B, IN BLOCK 101, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED, MAP OF "TRACT NO. 622, AMENDED MAP OF GATEWAY REDEVELOPMENT PROJECT", FILED FOR RECORD FEBRUARY 22, 1971 IN VOLUME 10, MAPS OF "CITIES AND TOWNS", AT PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3B, SAID POINT FALLING ON THE EASTERLY LINE OF DEL MONTE BOULEVARD;

THENCE ALONG SAID EASTERLY LINE NORTH 23°10'25" EAST A DISTANCE OF 129.19 FEET TO A TANGENT CURVE;

THENCE EASTERLY ON THE ARC 30.99 FEET ON THE ARC OF A CURVE WHOSE RADIUS BEARS SOUTH 66°49'35" EAST 20.00 FEET AND WHOSE CHORD BEARS NORTH 67°33'28" EAST 27.98 FEET TO TANGENT POINT;

THENCE ALONG THE SOUTHERLY LINE OF PLAY AVENUE SOUTH 68°03'30" EAST A DISTANCE OF 155.27 FEET;

THENCE ALONG THE WESTERLY LINE OF A 30' WIDE THE MALL, AN ALLEY SOUTH 21°55'17" WEST A DISTANCE OF 148.73 FEET TO THE NORTHERLY LINE OF LOT 6, IN BLOCK 101 OF THE MAP ENTITLED MAP OF "TRACT NO. 622, AMENDED MAP OF GATEWAY REDEVELOPMENT PROJECT"

THENCE ALONG SAID NORTHERLY LINE NORTH 68°03'30" WEST 178.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,166 SQUARE FEET OR 0.6007 ACRES.

DESCRIPTION

DATE

8881 Research Drive
Irvine, CA 92618-4236
(949) 872-2378
rasmith.com

raSmith

CREATIVITY BEYOND ENGINEERING

AMERICA'S TIRE - SEASIDE
1000 PLAYA AVENUE, SEASIDE CA 93955

CONCEPTUAL SITE PLAN

© COPYRIGHT 2020
R.A. Smith, Inc.

DATE: 03/04/2020

SCALE: AS SHOWN

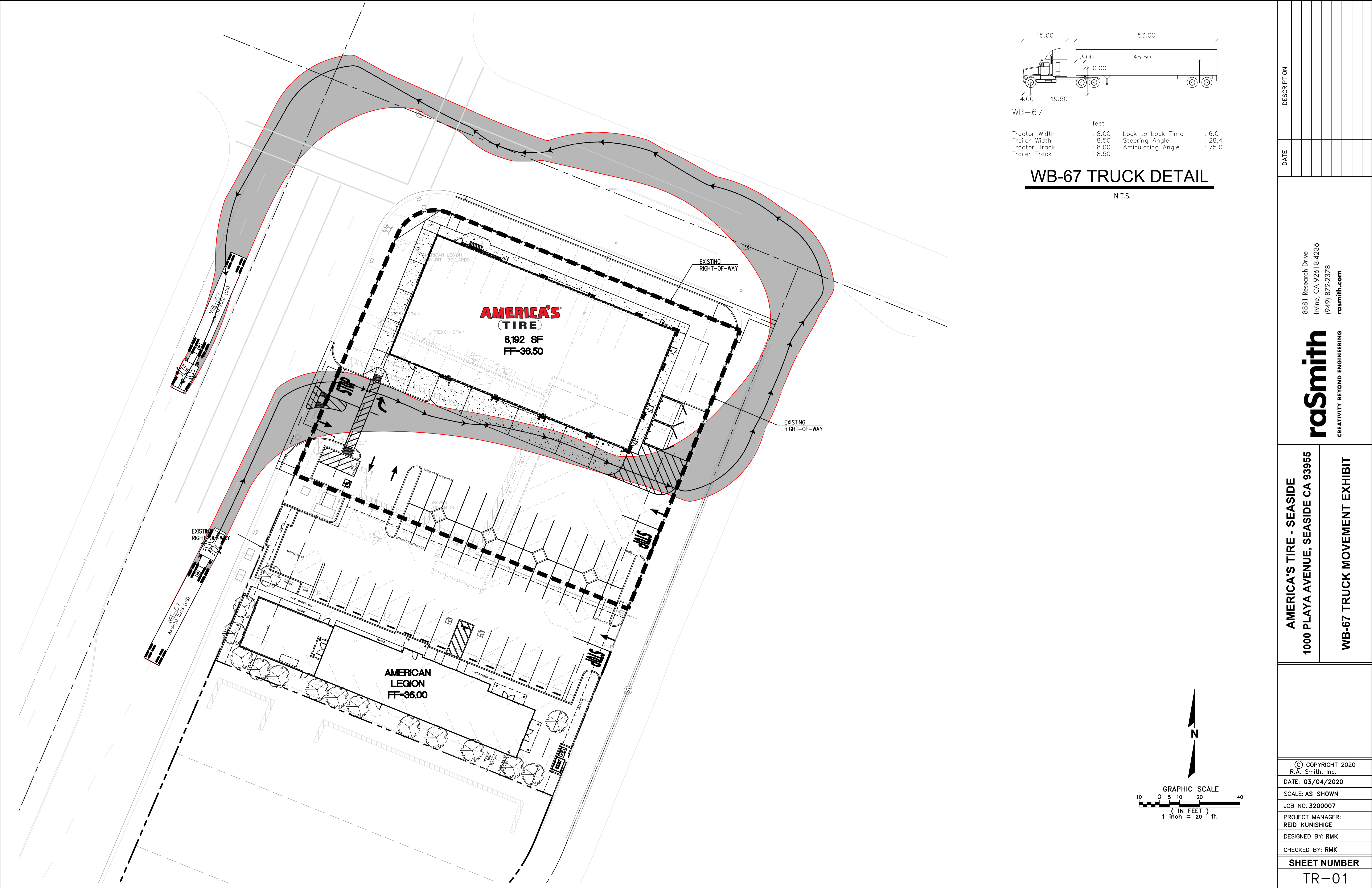
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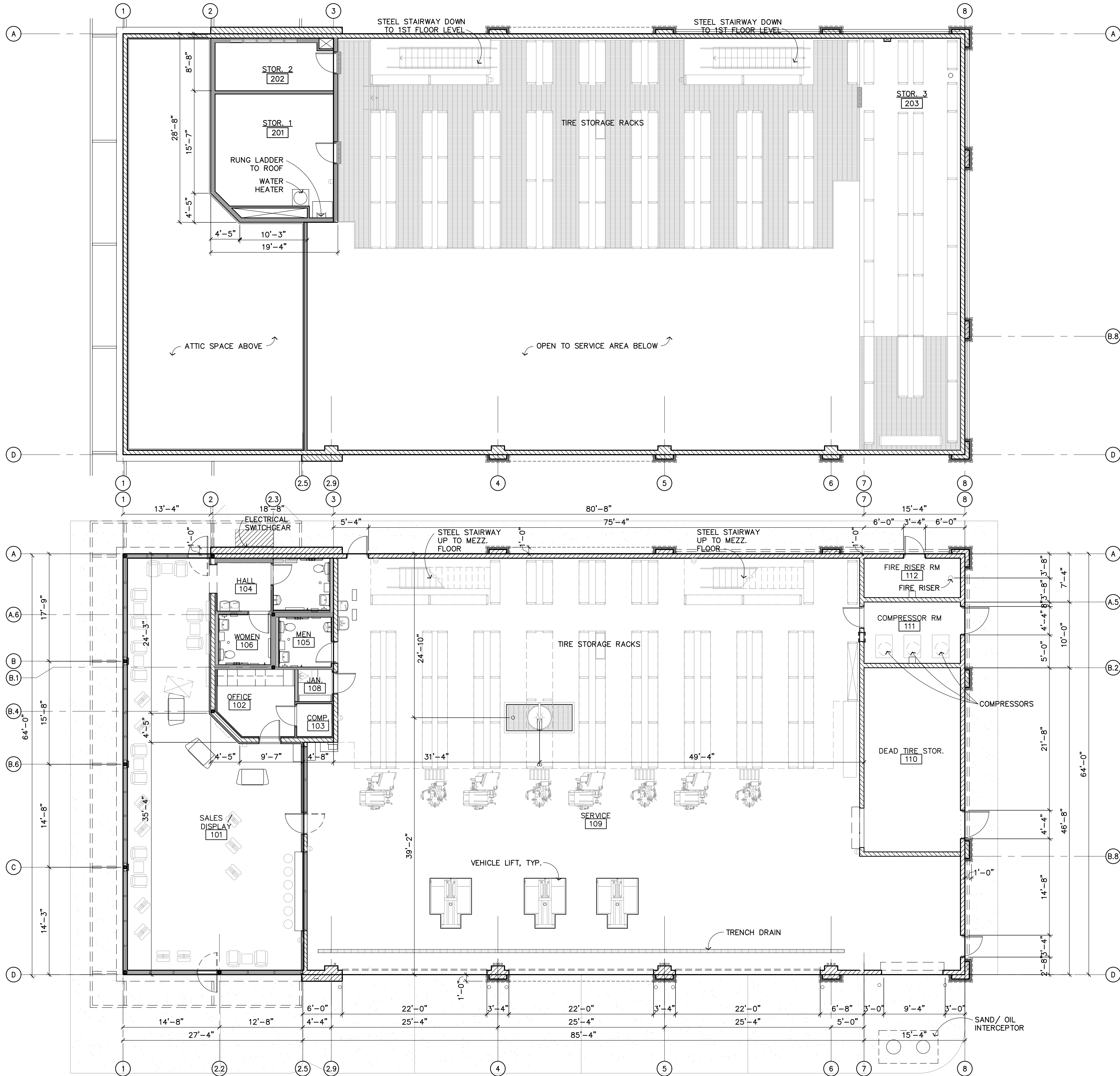
PROJECT MANAGER:
REID KUNISHIGE

DESIGNED BY: RMK

CHECKED BY: RMK

SHEET NUMBER
SP-01





Building Area Breakdown

GROUND FLOOR AREA

'M' OCCUPANCY:	
SALES / DISPLAY	1,272.81 S.F.
OFFICE	113.33 S.F.
COMPUTER	26.68 S.F.
HALL	61.04 S.F.
MEN	66.27 S.F.
WOMEN	59.12 S.F.
EMPLOYEE	59.12 S.F.
JANITOR ROOM:	25.40 S.F.

'S-1' OCCUPANCY:

SERVICE	5393.69 S.F.
RECYCLE TIRE	410.67 S.F.
COMPRESSOR ROOM	136.89 S.F.
FIRE RISER ROOM	88.00 S.F.

(NET AREA/USABLE) 7,713.22 S.F.

TOTAL GROUND FLOOR AREA: 8,192 S.F.(BLDG. FOOTPRINT)

MEZZANINE LEVEL AREA:

'S-1' OCCUPANCY:	
STORAGE # 1:	310.70 S.F.
STORAGE # 2:	128.88 S.F.
STORAGE # 3:	695.19 S.F.
WALKING GRATE:	1519.78 S.F.

(NET AREA/USABLE) 2,654.55 S.F.

CONCEPTUAL MEZZ. FLOOR PLAN

SCALE: 1/8" = 1'-0"

CONCEPTUAL 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

REV:

DATE: 02.28.20

ALT - 1L

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TIRE**

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CONCEPTUAL FLOOR PLANS

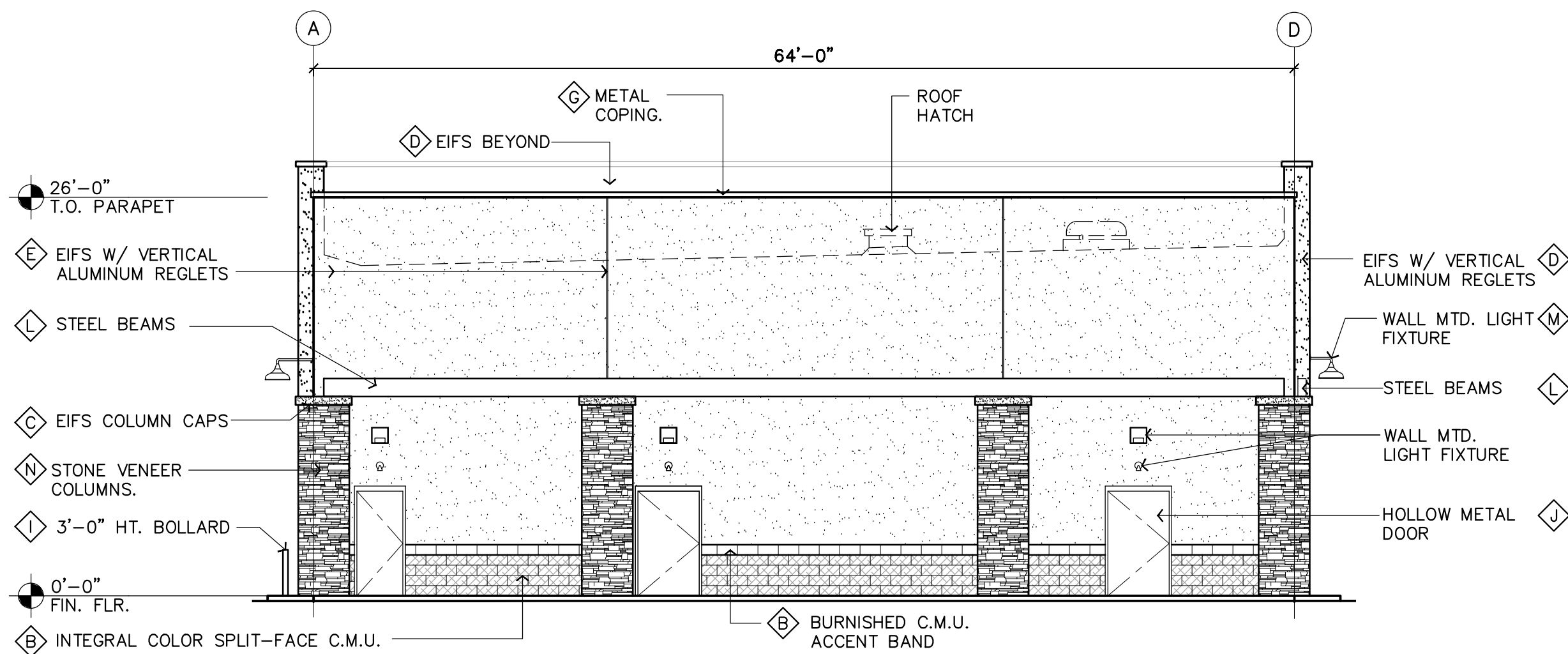
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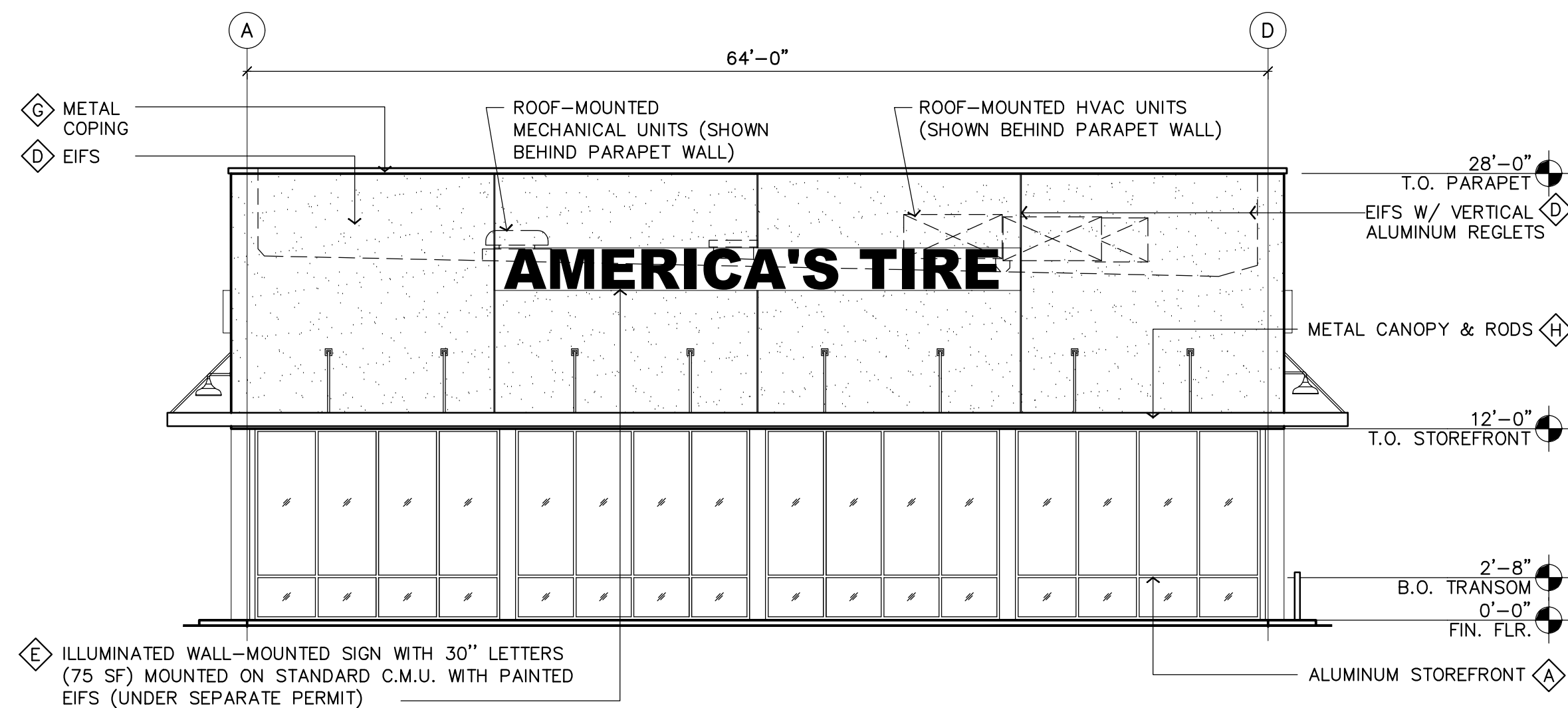
Sheet No.

A.1



EAST ELEVATION

SCALE: 1/8" = 1'-0"

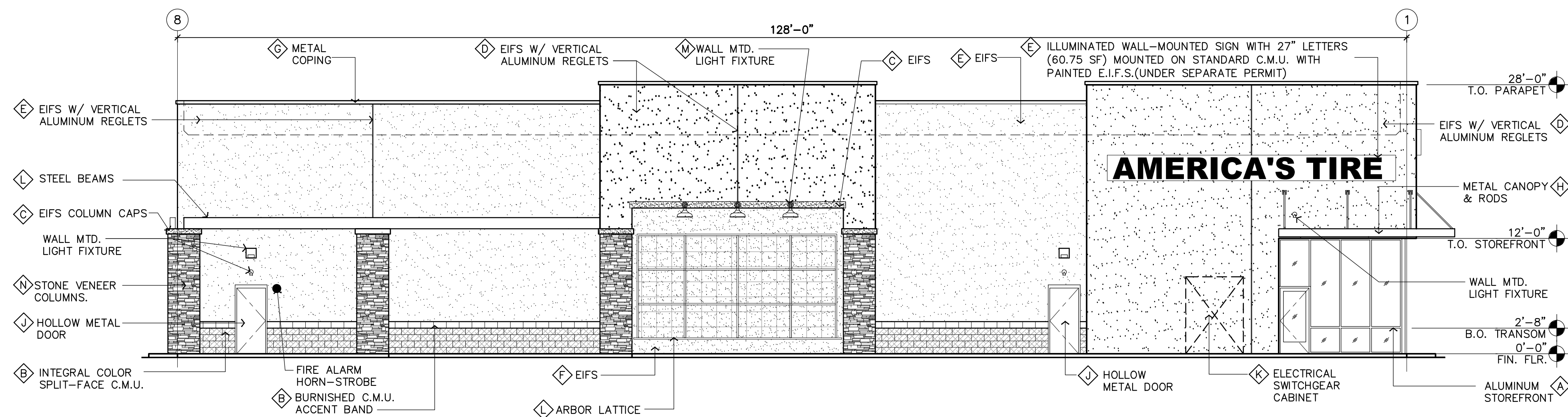


WEST ELEVATION (DEL MONTE BLVD.)

SCALE: 1/8" = 1'-0"

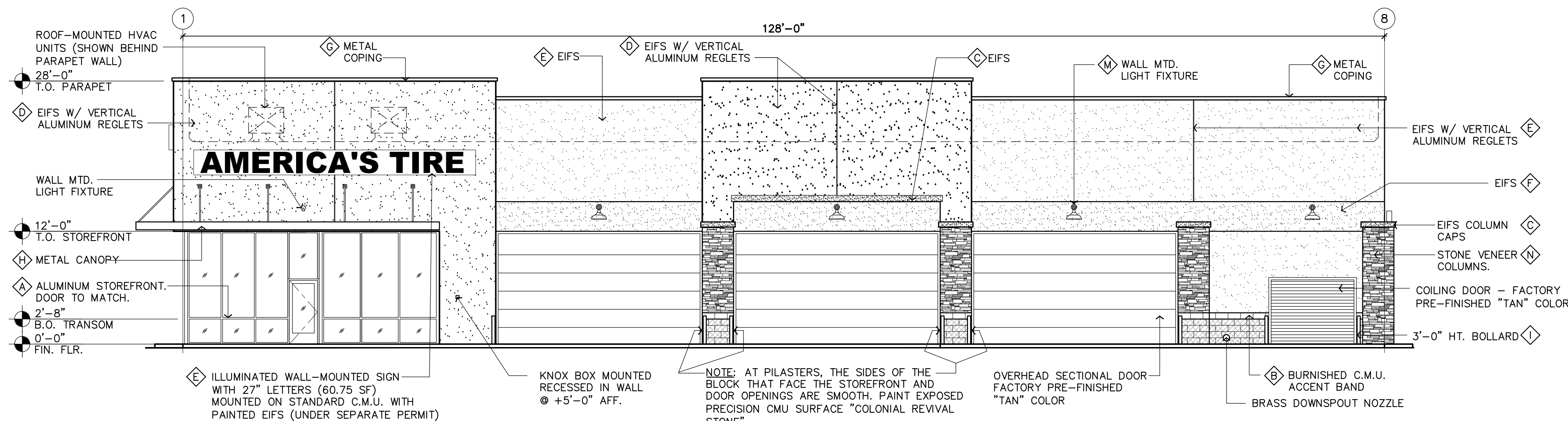
FINISH LEGEND

- ◊ STOREFRONT: KAWNEER TR-FAB 451 "CLEAR ANODIZED FINISH"
- ◊ INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH "COLONIAL REVIVAL STONE"
- ◊ EIFS-STONE CAPS PAINT SHERWIN WILLIAMS SW #6119 "ANTIQUE WHITE"
- ◊ EIFS-PAINT SHERWIN WILLIAMS SW #7703 "EARTHEN JUG" W/ VERTICAL ALUMINUM REGLETS
- ◊ EIFS-PAINT SHERWIN WILLIAMS SW #6119 "ANTIQUE WHITE" W/ VERTICAL ALUMINUM REGLETS
- ◊ EIFS-PAINT SHERWIN WILLIAMS SW#2827 "COLONIAL REVIVAL STONE"
- ◊ METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH DARK BRONZE FINISH
- ◊ METAL CANOPY PAINT SHERWIN WILLIAMS SW #6246 NORTH STAR
- ◊ STEEL BOLLARDS- PAINTED TO MATCH "COLONIAL REVIVAL STONE"
- ◊ HOLLOW METAL DOORS - HOLLOW METAL DOORS PAINTED TO MATCH "COLONIAL REVIVAL STONE"
- ◊ ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH SHERWIN WILLIAMS SW #7703 "EARTHEN JUG"
- ◊ STEEL BEAMS & LATTICE-PAINT SHERWIN WILLIAMS SW #6246 NORTH STAR
- ◊ LIGHT FIXTURES - DARK BRONZE FINISH
- ◊ CULTURED STONE-COUNTRY LEDGE STONE "CARAMEL"



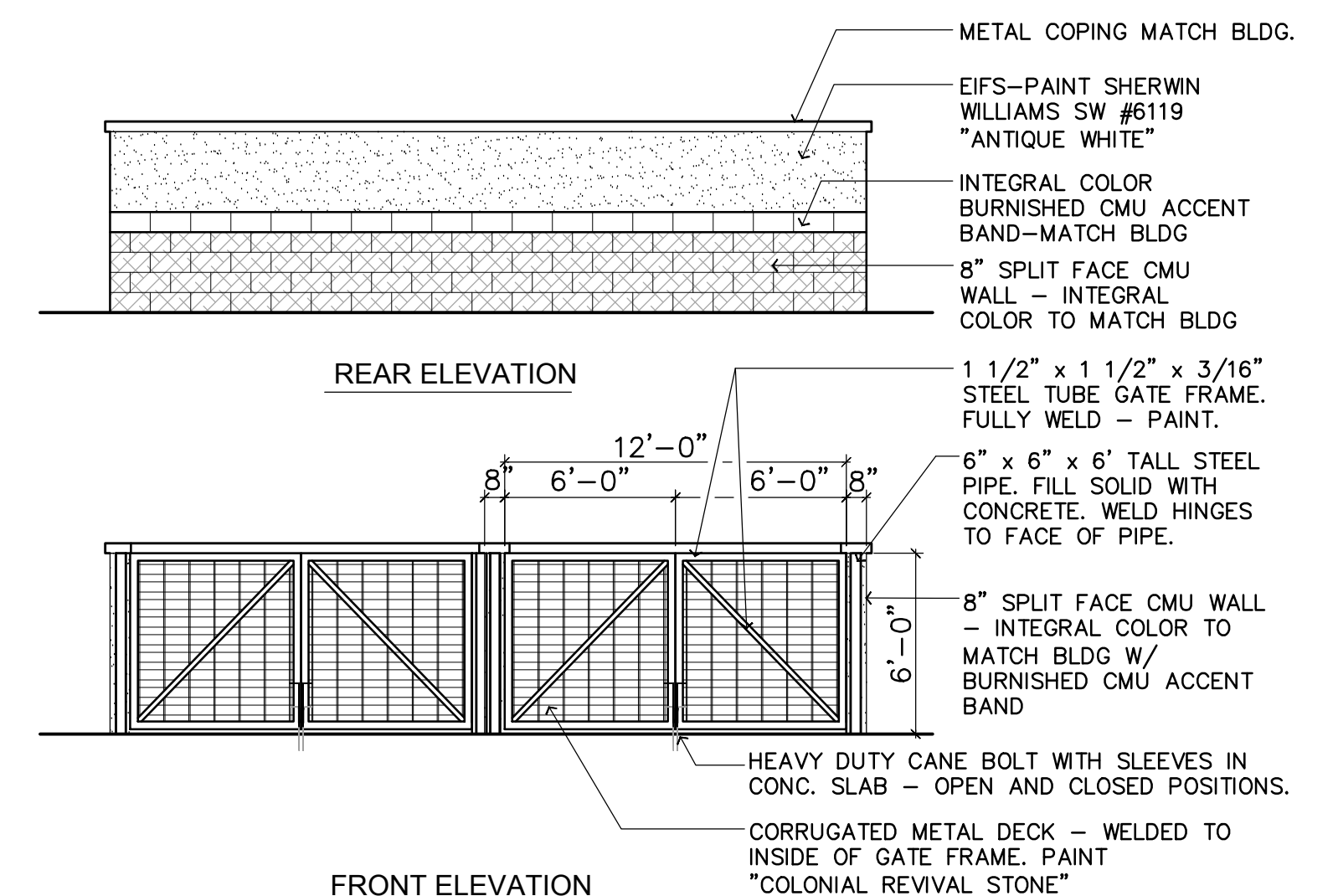
NORTH ELEVATION

SCALE: 1/8" = 1'-0"

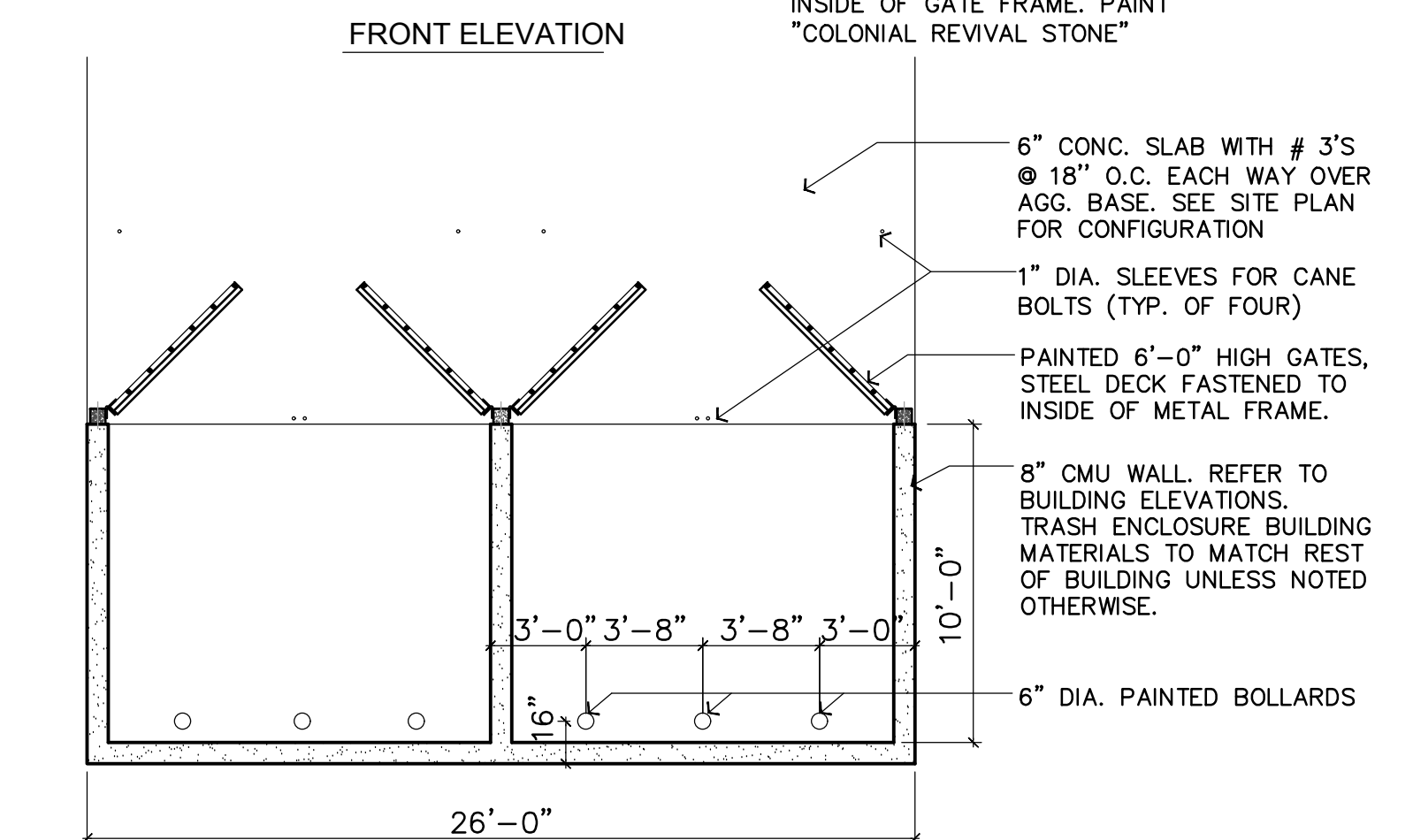


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION



FRONT ELEVATION

TRASH ENCLOSURE PLAN / ELEVATIONS

3/16" = 1'-0"

REV:
DATE: 02.28.20

ALT - 1L

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CONCEPTUAL ELEVATIONS

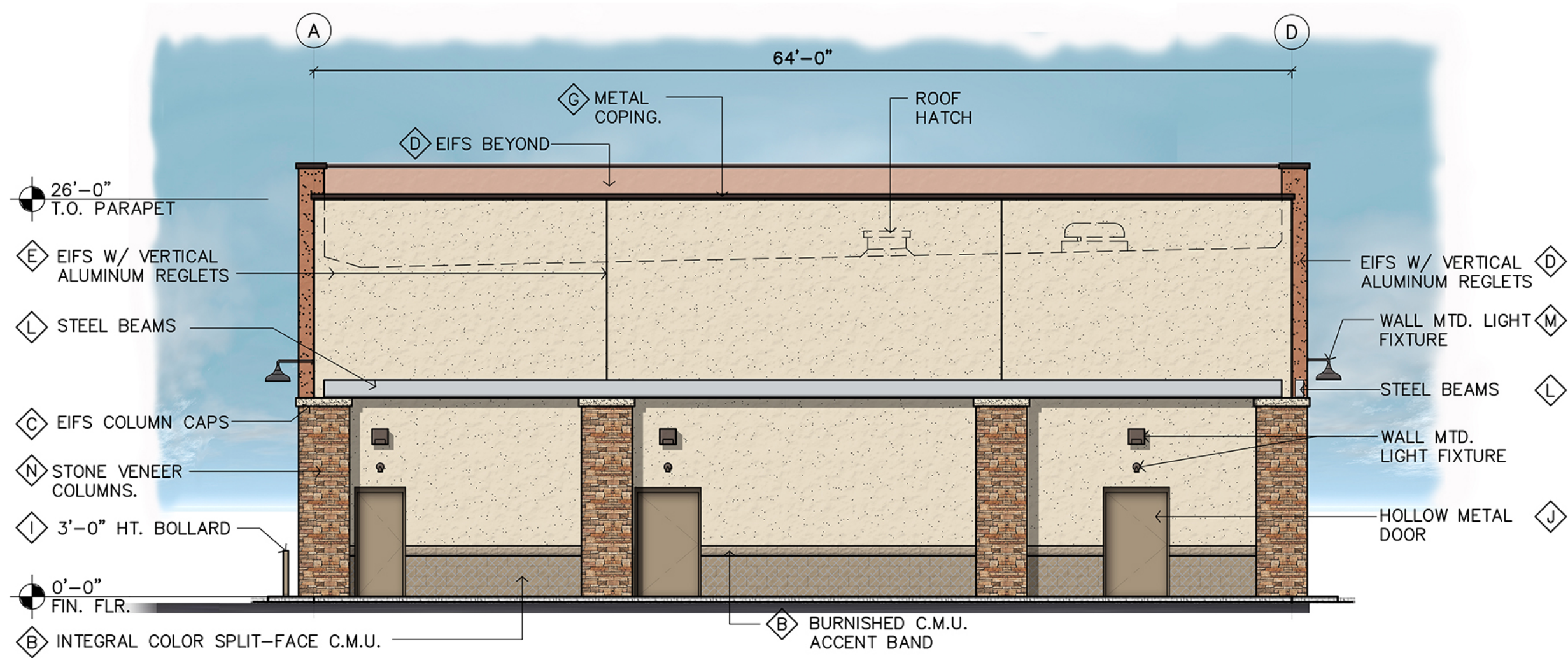
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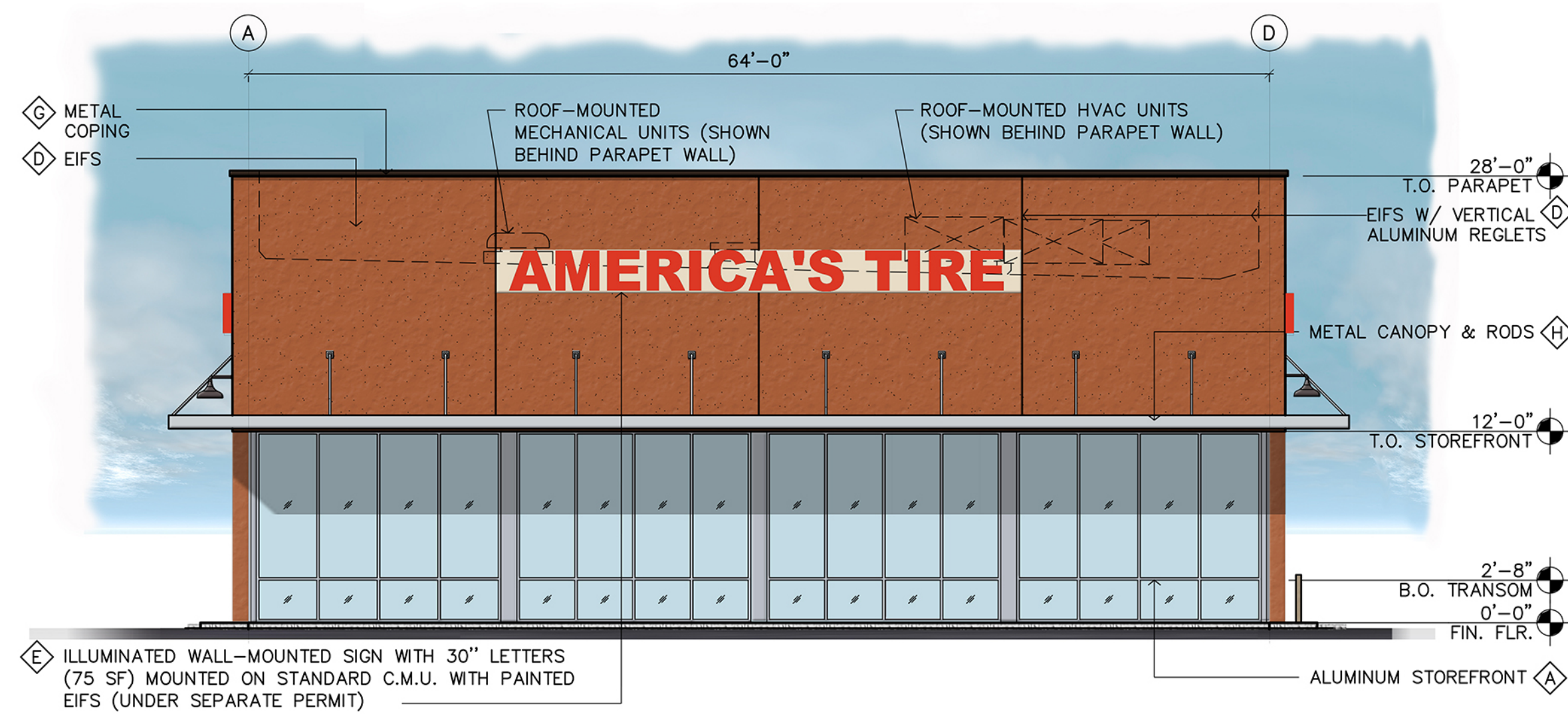
Sheet No.

A.2



EAST ELEVATION

SCALE: 1/8" = 1'-0"

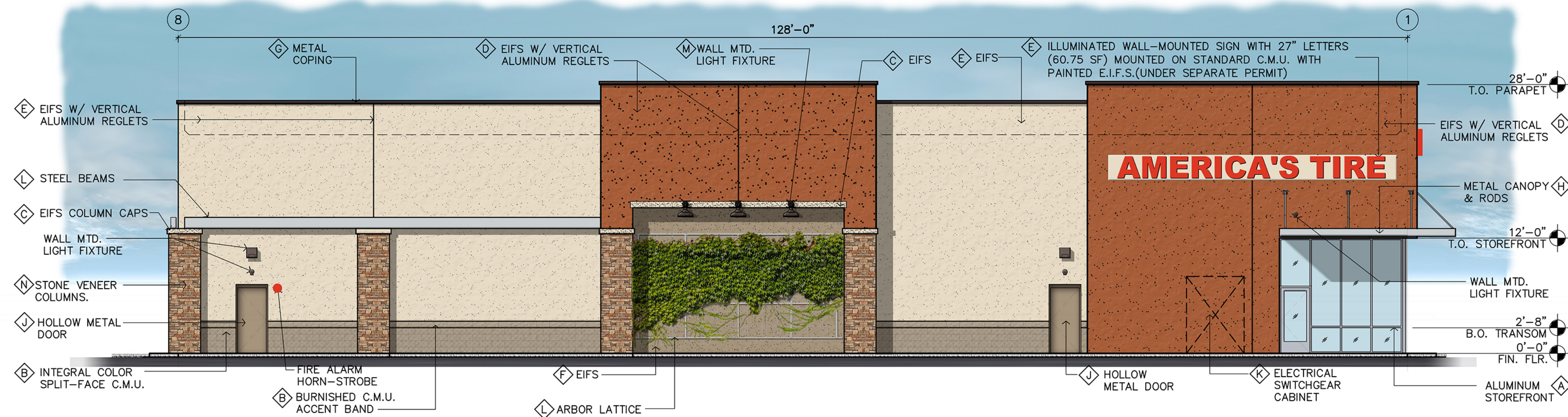


WEST ELEVATION (DEL MONTE BLVD.)

SCALE: 1/8" = 1'-0"

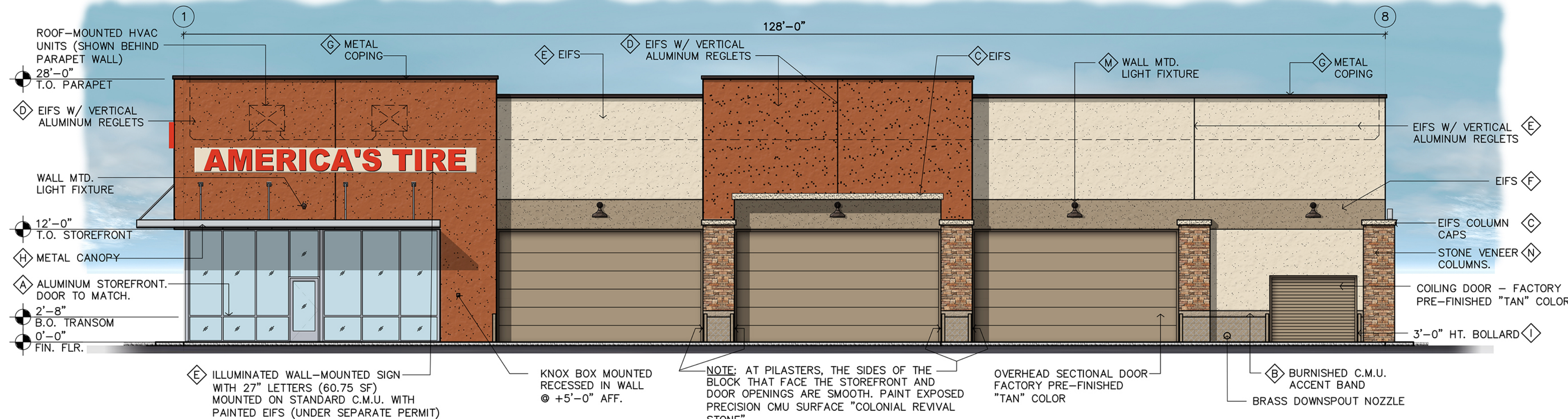
FINISH LEGEND

- ◊ STOREFRONT: KAWNEER TR-FAB 451 "CLEAR ANODIZED FINISH"
- ◊ INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH "COLONIAL REVIVAL STONE"
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- ◊ EIFS-PAINT SHERWIN WILLIAMS SW#2827 "COLONIAL REVIVAL STONE"
- ◊ METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH DARK BRONZE FINISH
- ◊ METAL CANOPY PAINT SHERWIN WILLIAMS SW #6246 NORTH STAR
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- ◊ ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH SHERWIN WILLIAMS SW #7703 "EARTHEN JUG"
- ◊ STEEL BEAMS & LATTICE-PAINT SHERWIN WILLIAMS SW #6246 NORTH STAR
- ◊ LIGHT FIXTURES - DARK BRONZE FINISH
- ◊ CULTURED STONE-COUNTRY LEDGE STONE "CAMEL"



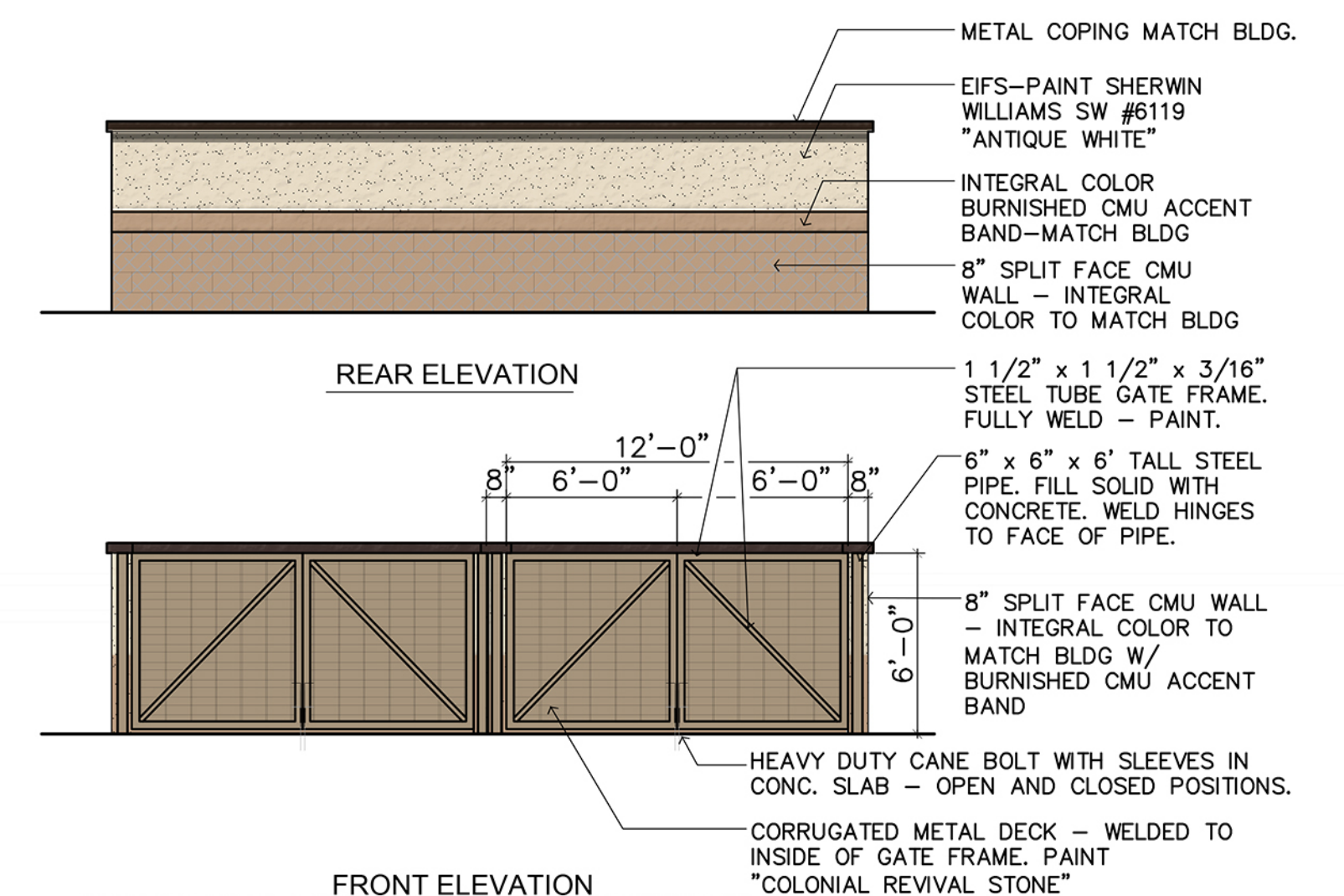
NORTH ELEVATION

SCALE: 1/8" = 1'-0"

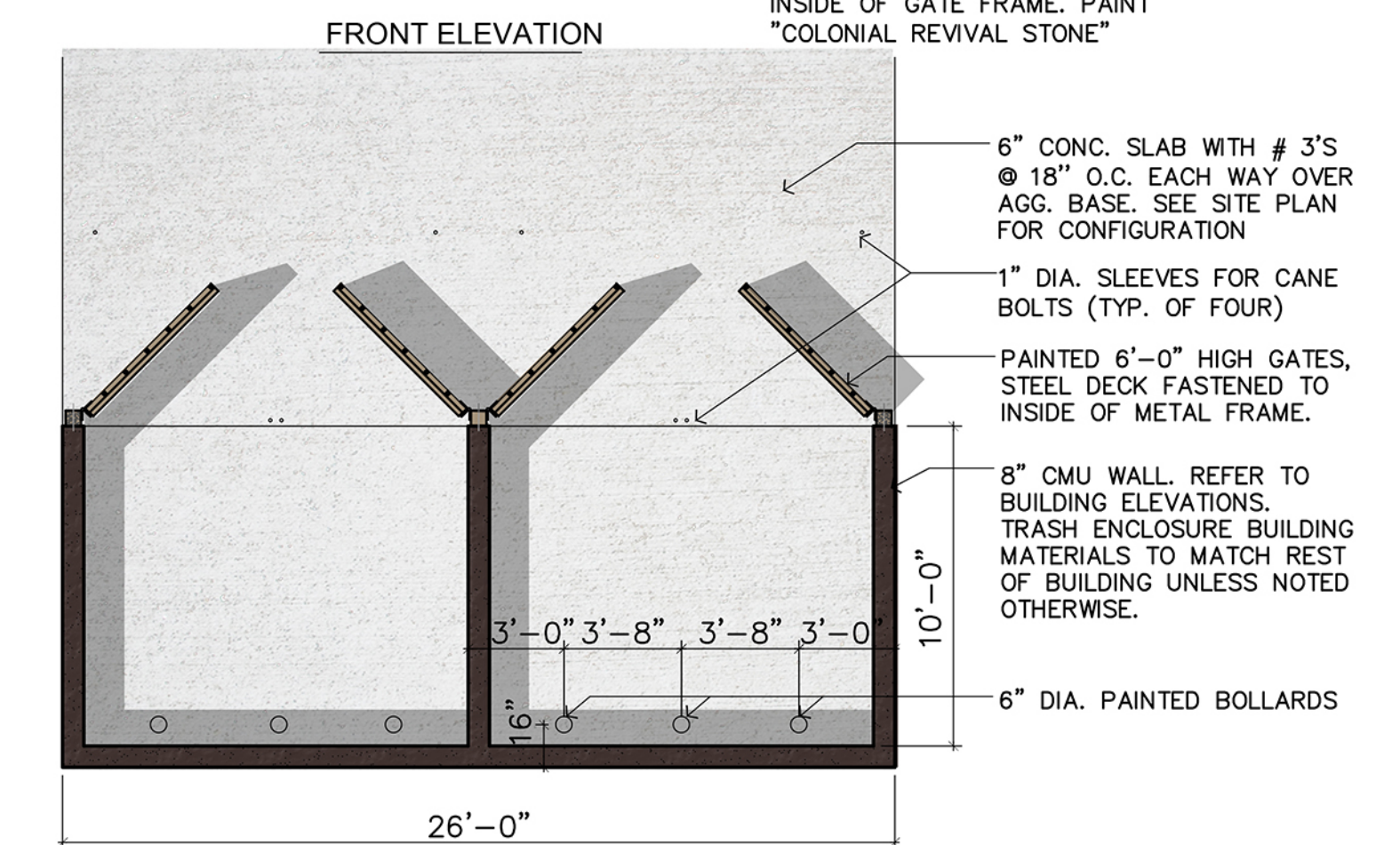


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION



TRASH ENCLOSURE PLAN / ELEVATIONS

3/16" = 1'-0"

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CONCEPTUAL COLORED ELEVATIONS

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Sheet No.

A.3



**METAL COPING:
ANODIZED FINISH DARK BRONZE**



**EFIS PAINTED TO MATCH
SHERWIN WILLIAMS
SW #7703 EARTHEN JUG**



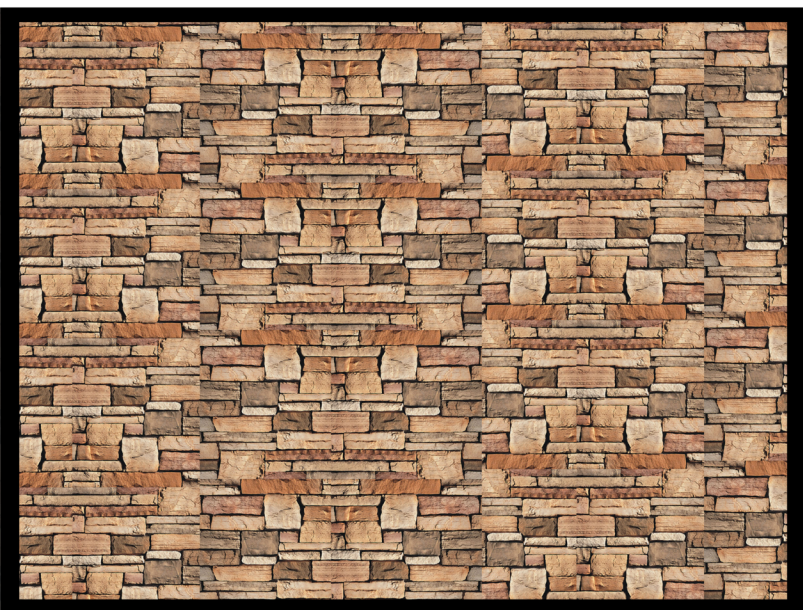
**INTERNALLY ILUMINATED SIGN
MANUFACTURER'S STANDARD
COLOR TO MATCH "BANNER RED"**



**METAL CANOPY & STEEL BEAMS:
SHERWIN WILLIAMS
SW #6246 NORTH STAR**



NORTH ELEVATION (PLAYA AVE)



**STONE VENEER COLUMNS
CULTURED STONE:
COUNTRY LEDGE STONE~CARAMEL**



**EFIS PAINTED TO MATCH:
SHERWIN WILLIAMS
SW #2827 "COLONIAL REVIVAL STONE"**



**EFIS PAINTED TO MATCH:
SHERWIN WILLIAMS
SW #2827 "COLONIAL REVIVAL STONE"**



**STOREFRONT:
CLEAR ANODIZED FINISH**

**REV:
DATE: 02.28.20**

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Sheet No.

A.4

Attachment 3 Location Map

Project Site: 1000 Playa Avenue



Attachment 4 – Site Photos



View from Del Monte Boulevard and Playa Avenue looking south



View from Del Monte Boulevard looking North

Attachment 4 – Site Photos



View from Playa Avenue looking south



View from alley looking north

Keith Higgins

Traffic Engineer

**PLAYA AVENUE TIRE STORE
AND AMERICAN LEGION RECONSTRUCTION
TRANSPORTATION IMPACT ANALYSIS**

ADMINISTRATIVE DRAFT REPORT

SEASIDE, CALIFORNIA

Prepared for
Denise Duffy & Associates, Inc.
Monterey, CA 93940

Prepared by
Keith Higgins, Traffic Engineer
Gilroy, CA 95020

May 14, 2020



TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Scope of Work	1
1.2	Study Network	1
1.3	Analysis Scenarios.....	1
1.4	Reference Reports.....	2
1.5	Traffic Operations Evaluation Methodologies	2
1.6	Level of Service Standards - Study Network	2
1.7	CEQA Significance Criteria (Effective through June 30, 2020) – Level of Service	2
1.8	CEQA Significance Criteria (Effective July 1, 2020) – Vehicle Miles Traveled (VMT).....	3
1.9	Impact Fees	3
1.9.1	<i>Transportation Agency for Monterey County</i>	3
2	EXISTING TRAFFIC CONDITIONS	5
2.1	Existing Traffic Network	5
2.2	Existing Pedestrian Network	5
2.3	Existing Bicycle Network.....	5
2.4	Existing Transit Service.....	6
2.5	Existing Conditions Traffic Circulation	6
2.5.1	<i>Intersection Operations</i>	6
2.5.2	<i>Pedestrian Circulation</i>	8
2.5.3	<i>Bicycle Circulation</i>	8
3	EXISTING PLUS PROJECT CONDITIONS.....	9
3.1	Project Description.....	9
3.2	Project Trip Generation	9
3.3	Project Trip Distribution and Assignment	9
3.4	Existing Plus Project Conditions.....	9
3.4.1	<i>Intersection Operations</i>	9
3.4.2	<i>Pedestrian Circulation</i>	9
3.4.3	<i>Bicycle Circulation</i>	9

Playa Avenue Tire Store Transportation Impact Analysis

3.4.4	Transit Circulation	9
4	CUMULATIVE WITH PROJECT CONDITIONS.....	10
4.1	Derivation of Cumulative With Project Condition Volumes	10
4.2	Cumulative With Project Traffic Conditions	11
4.2.1	Intersection Operations.....	11
4.2.2	Pedestrian Circulation.....	11
4.2.3	Bicycle Circulation.....	11
4.2.4	Transit Circulation.....	11
5	SITE ACCESS AND INTERNAL CIRCULATION.....	12
5.1	Vehicle Circulation	12
5.2	Pedestrian Circulation.....	12
5.3	Bicycle Circulation.....	12
6	VEHICLE MILES TRAVELED.....	13
7	SUMMARY OF PROJECT RESPONSIBILITIES	15
8	REFERENCES.....	16
8.1	List of References	16
8.2	List of Contacts	16

LIST OF EXHIBITS

1. Project Location Map
2. Project Site Plan
3. Existing Conditions – August 2017 – MD & PM Peak Hour Volumes
4. Existing Conditions – June 2017 – AM & PM Peak Hour Volumes
5. Existing Conditions – December 2011 – AM & PM Peak Hour Volumes
6. Intersection Levels of Service
7. Project Trip Generation
8. Project Trip Distribution and Assignment – AM, MD & PM Peak Hour Peak Hour Volumes
9. Approved Projects Trip Generation
10. West End Sand City Trip Generation
11. Cumulative Projects Trip Generation
12. Cumulative Conditions – “West End” – MD & PM Peak Hour Volumes
13. Cumulative Conditions – “The Collection” – AM & PM Peak Hour Volumes
14. Cumulative (“The Collection”) Plus Project Conditions – AM and PM Peak Hour Volumes
15. Recommended Playa Avenue Striping Modifications

LIST OF TABLES

1. Existing Traffic Count Data
2. Del Monte Boulevard / Playa Avenue Total Entering Volumes
3. Comparison of Project Characteristics to Thresholds to Determine VMT Analysis Exemption

LIST OF APPENDICES

- A. Intersection Traffic Volume Counts

1 INTRODUCTION

The 1000 Playa Avenue Tire Store is proposed to be located on a 1.01-acre site at the southeast corner of the Del Monte Boulevard / Playa Avenue intersection in Seaside, California. The project includes demolishing the existing 5,540 square-foot American Legion building and constructing a tire store with a total of 8,192 square feet of floor area with a 2,655 square-foot mezzanine. The American Legion will be relocated on the site in a new 2,999 square-foot building. The American Legion will be developed separately from the tire store. The Project is analyzed with the full buildout of both uses. The Project location is indicated on **Exhibit 1**. The project site plan is included on **Exhibit 2**.

This report summarizes the analysis of Existing and Cumulative conditions with and without the Project. Vehicular, pedestrian, bicycle and transit circulation are evaluated at the Project site and the immediate surrounding street network.

1.1 Scope of Work

This report addresses the following topics:

1. Existing vehicular, pedestrian and bicycle circulation on the surrounding street network.
2. Assessment of potential impacts to vehicular, pedestrian, bicycle, and transit circulation due to the Project, and recommendations to minimize or alleviate those impacts.
3. Assessment of potential background and cumulative traffic impacts.
4. Site access and on-site circulation assessment.
5. Discussion of the project's relationship to the new California Environmental Quality Act (CEQA) Vehicle Miles Traveled (VMT) policies.

1.2 Study Network

Due to the shelter-in-place policies currently in effect from the coronavirus pandemic, traffic volumes currently are not representative of normal conditions. However, traffic counts were conducted in August 2017 at the following locations during the weekday 11am to 1pm and 4 to 6pm peak hours. Traffic counts at the two public street intersections have been collected in recent traffic studies. These counts are included and compared to the August 2017 counts to verify that the driveway volumes accurately represent existing conditions. The most conservative existing volumes and future forecasts are referenced.

1. Intersections
 - a. Del Monte Boulevard / Playa Avenue
 - b. Fremont Boulevard / Playa Avenue
2. Driveways
 - a. Del Monte Boulevard / South Project Driveway
 - b. Del Monte Boulevard / North Project Driveway
 - c. Playa Avenue / The Mall Extension – Cost Plus Driveway
 - d. Playa Avenue / Project Parking Spaces
 - e. The Mall Extension / Project Parking Lot
 - f. Auto Center Parkway / The Mall Extension

1.3 Analysis Scenarios

Traffic operations for the following analysis scenarios were analyzed:

1. Existing Conditions
2. Existing Plus Project Conditions
3. Cumulative Without Project Conditions

Playa Avenue Tire Store Transportation Impact Analysis

4. Cumulative Plus Project Conditions

Improvements to accommodate traffic demand for each development scenario are recommended where warranted.

1.4 Reference Reports

Existing conditions including average delay and levels of service at the study public street intersections are referenced from the following.

1. "The Collection at Monterey Bay Transportation Impact Analysis," Fehr & Peers, April 2012 (Collection Report)
2. "West End Sand City Traffic Impact Analysis," Keith Higgins Traffic Engineer, January 19, 2017 (West End Report)

1.5 Traffic Operations Evaluation Methodologies

Intersection traffic operations were evaluated based upon the level of service (LOS) concept. LOS is a qualitative description of an intersection's operations, ranging from LOS A to LOS F. Level of Service "A" represents free flow uncongested traffic conditions. Level of Service "F" represents highly congested traffic conditions with unacceptable delay to vehicles at intersections. The intermediate levels of service represent incremental levels of congestion and delay between these two extremes.

Intersection traffic operations in both reference reports were evaluated in the reference reports using the Synchro© traffic analysis software (Version 10) using both the 2010 and 2000 Highway Capacity Manual (HCM) methodologies. The average delay is then correlated to a level of service. When using the HCM 2010 and 2000 methods for the analysis of signalized and all-way stop-controlled intersections, the overall intersection delay is used to determine LOS.

1.6 Level of Service Standards - Study Network

This study describes traffic operations at intersections under the jurisdiction of the City of Seaside. The City's Level of Service (LOS) standard is LOS C, according to the 2004 General Plan.

1.7 CEQA Significance Criteria (Effective through June 30, 2020) – Level of Service

According to the current California Environmental Quality Act (CEQA) guidelines, a Project may have a significant effect on the environment if it would cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system. The following significance criteria have been used within this study.

For the purposes of this analysis, a significant impact would occur at any study intersection under the jurisdiction of the City of Seaside in the following circumstances.

Signalized Intersection

- A significant impact would occur if an intersection operating at LOS A, B, C, or pre-Project degrades to D, E or F with the addition of Project traffic.
- For intersections already operating at a pre-Project unacceptable LOS D, E or F, any increase (one vehicle) in traffic is considered significant.

1.8 CEQA Significance Criteria (Effective July 1, 2020) – Vehicle Miles Traveled (VMT)

SB 743, which was signed into law by Governor Brown in 2013 and codified in Public Resources Code 21099, tasked the State Office of Planning and Research (OPR) with establishing new criteria for determining the significance of transportation impacts under CEQA. SB 743 requires the new criteria to “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.” SB 743 changes the way that public agencies evaluate the transportation impacts of projects under CEQA, recognizing that roadway congestion, while an inconvenience to drivers, is not itself an environmental impact (see Pub. Resource Code, § 21099, subdivision (b)(2)).

In addition to new exemptions for projects that are consistent with specific plans, SB 743 led to changes in that state CEQA guidelines, released in December 2018 and described in new Section 15064.3 of the CEQA Guidelines that will apply statewide beginning on July 1, 2020. The changes to CEQA guidelines will replace congestion-based metrics, such as auto delay and level of service, with Vehicle Miles Traveled (VMT) as the basis for determining significant impacts, unless the guidelines provide specific exceptions.

SB 743 provides opportunities to streamline CEQA for qualifying urban infill development near major transit stops in metropolitan regions statewide. A transit-oriented infill project can be exempt from CEQA if consistent with a specific plan for which an EIR was prepared and also consistent with the use, intensity, and policies of an SCS or Alternative Planning Strategy that is certified by the CARB as meeting its greenhouse gas reduction targets. A city or county may designate an “infill opportunity zone” by resolution if it is consistent with the general plan and any applicable specific plan and is a transit priority area within the adopted Sustainable Communities Strategy (SCS) or Alternative Planning Strategy. This infill opportunity zone is then exempt from level of service standards in the congestion management plan.

In December 2018, OPR circulated its most recent Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR, December 2018) that provides recommendations and describes various options for assessing VMT for transportation analysis purposes. The VMT analysis options described by OPR are primarily tailored towards single-use development projects, not citywide plans that allow a mix of land uses. The new CEQA guidelines do not require use of the specific methods described in the OPR technical advisory. The Project size and characteristics relative to OPR guidelines on exemptions from VMT analysis is discussed in this report.

The Project application may not be deemed complete until July 1, 2020, or thereafter. In that case, it would be required to perform a VMT evaluation, but no longer required to perform a LOS analysis under CEQA. However, many agencies will continue to require LOS analyses to determine consistency with General Plan policies for infrastructure planning purposes. The LOS analysis will just no longer be performed under the guidelines and policies of CEQA.

1.9 Impact Fees

1.9.1 Transportation Agency for Monterey County

The Transportation Agency for Monterey County (TAMC) and its member jurisdictions have adopted a county-wide, regional development impact fee to cover the costs for studies and construction of many roadway improvements throughout Monterey County. This impact fee, which went into effect on August 27, 2008, is applied to new development within Monterey County. The governing document for the fee is the *Regional Impact Fee Nexus Study Update* (March 26, 2008) prepared by Kimley-Horn Associates, Inc. The *Regional Impact Fee Nexus Study Update* was updated in October 2018 by Wood Rodgers.

Playa Avenue Tire Store Transportation Impact Analysis

TAMC, Monterey County and Caltrans have agreed that the payment of the TAMC fee satisfies the Project's fair share contribution to cumulative impact mitigation throughout the regional highway system. This includes highways that will operate deficiently but no capital improvement Project is programmed to correct the deficiency. Projects partially funded by the TAMC fee in North Monterey County and the vicinity of Seaside include the following. Additional funding will be provided by Measure X, the Transportation Sales Tax measure. These local funding sources are anticipated to leverage State and federal funding sources to fully fund the improvements. Toll roads are also being considered as a funding source.

2 EXISTING TRAFFIC CONDITIONS

This chapter includes a description of the Project setting and evaluates Existing traffic conditions. As stated in the Introduction, an American Legion Hall is currently in operation at the project site. This is described in more detail, including an estimate of its existing traffic generation, in the Existing Plus Project section of this report.

2.1 Existing Traffic Network

The Project site is located at the at the southeast corner of the Del Monte Boulevard / Playa Avenue intersection in Seaside, California. The key streets in the vicinity of the proposed project include Del Monte Boulevard, Fremont Boulevard, La Salle Avenue, Playa Avenue and The Mall Extension. These facilities are described below, in alphabetical order:

Del Monte Boulevard is a four-lane, north-south arterial street in Seaside. It extends through various commercial districts. At its southern end, it continues into Monterey as Del Monte Avenue. The speed limit on Del Monte Boulevard is 35 miles per hour (mph).

Fremont Boulevard is a four-lane, north-south arterial street in Seaside. Fremont Boulevard extends through various commercial districts to Highway 68. At its southern end, it has a discontinuous segment that continues into downtown Monterey as Fremont Street. The speed limit on Fremont Boulevard in the study area is 35 mph.

La Salle Avenue is a two-lane, east-west street in Seaside, providing access to residential neighborhoods east of Fremont Boulevard. It is a collector street east of Fremont Boulevard and a local street west of Fremont Boulevard. The speed limit on La Salle Avenue is 30 mph.

Playa Avenue is a two-lane, east-west street in both Sand City and Seaside. It is designated as a collector street in Seaside and a collector street in Sand City. Playa Avenue connects the residential and commercial areas of Seaside with the commercial areas of Sand City. The speed limit on Playa Avenue is 25 mph in both cities.

The Mall Extension is a two-lane alley that extends from Auto Center Parkway on the south to Playa Avenue on the north. It serves as an access for deliveries and as an aisle to the parking lots of motels, retail and restaurant facilities and the American Legion. It is called The Mall Extension because it is a continuation of The Mall, which is the major north-south circulation aisle in the Seaside Auto Center, which is located south of La Salle Avenue.

2.2 Existing Pedestrian Network

Sidewalks are continuous along both sides of the streets throughout the entire study area. The only gap in sidewalks in the study area is along the south side of Playa Avenue between Del Monte Boulevard and Fremont Boulevard. This includes the Project's Playa Avenue frontage.

Crosswalks are striped across all approaches of the Playa Avenue intersections with Del Monte Boulevard and Fremont Boulevard. A crosswalk is striped across the La Salle Avenue leg of its intersection with Del Monte Boulevard.

2.3 Existing Bicycle Network

There are four types of bicycle facilities defined by Caltrans. Each type is described below:

1. Bike path (Class I) – A separate right-of-way designed for the exclusive use of bicycle and pedestrian traffic with crossflow minimized.

Playa Avenue Tire Store Transportation Impact Analysis

2. Bike lane (Class II) – A striped lane for one-way bike travel on a street or highway, typically including signs placed along the street segment.
3. Bike route (Class III) – Provides a shared use with pedestrian or motor vehicle traffic. Typically, these facilities are city streets with signage designating the segment for Bike Route without additional striping or facilities.
4. Separated Bikeways (Class IV) – A bikeway for the exclusive use of bicycles including a separation between the bikeway and the through vehicular traffic. The separation may include, but is not limited to, grade separation, flexible posts, inflexible posts, inflexible barriers, or on-street parking.

A bike lane is provided along Playa Avenue west of Del Monte Boulevard that connects to the regional bike path along the west side of Highway 1. No other bicycle facilities are provided along any streets in the immediate study area. Regional bike paths exist through Fort Ord, along Sand Dunes Drive as well as along the west side of Highway 1. Additional connections are provided by bike routes along California Avenue and Metz Road in Sand City.

2.4 Existing Transit Service

Monterey-Salinas Transit (MST) provides fixed-route bus service in Monterey County and Peninsula cities. MST bus lines 8, 11, 18, 19, 20, 55, 74, 75, 76 and 78, all of which stop at the Sand City Bus Station on westbound Playa Avenue just west of California Avenue. This is located about one-eighth mile (northwest of the Project). From this location MST provides bus service throughout the entire Monterey Peninsula as well as Salinas, and even express services to Santa Cruz and San Jose.

2.5 Existing Conditions Traffic Circulation

2.5.1 Intersection Operations

Traffic counts were conducted in August 2017 at the following locations during the weekday 11am to 1pm and 4 to 6pm peak hours. **Appendix A** contains the traffic count data collected at these intersections.

1. Intersections
 - a. Del Monte Boulevard / Playa Avenue
 - b. Fremont Boulevard / Playa Avenue
2. Driveways
 - a. Del Monte Boulevard / South Project Driveway
 - b. Del Monte Boulevard / North Project Driveway
 - c. Playa Avenue / The Mall Extension – Cost Plus Driveway
 - d. Playa Avenue / Project Parking Spaces
 - e. The Mall Extension / Project Parking Lot
 - f. Auto Center Parkway / The Mall Extension

Traffic counts at the two public street intersections have also been collected in the following traffic studies.

1. “The Collection at Monterey Bay Transportation Impact Analysis,” Fehr & Peers, April 2012 (Collection Report)
2. “West End Sand City Traffic Impact Analysis,” Keith Higgins Traffic Engineer, January 19, 2017 (West End Report)

These counts are reported and compared to the August 2017 counts to verify that the driveway volumes accurately represent existing conditions. **Exhibit 3** depicts the August 2017 peak turning movement volumes for the study intersections and driveways. **Exhibit 4** includes the AM and PM peak hour turning volumes at the Del Monte Boulevard / Playa Avenue intersection provided in the West End Report, which were counted on Tuesday, June 13, 2017. **Exhibit 5** includes the AM and PM peak hour turning volumes

Playa Avenue Tire Store Transportation Impact Analysis

at the Del Monte Boulevard / Playa Avenue and Fremont Boulevard / Playa Avenue intersections provided in the Collection Report, which were counted in December 2011.

The December 2011 counts were higher than June or August counts in 2017. This is because of the high amount of shopping trips from the major Sand City retail center on Playa Avenue west of Del Monte Boulevard that occur during the Christmas holiday season. The "Trip Generation Manual," 9th Edition, Institute of Transportation Engineers (ITE), 2012, indicates that regional shopping center trip generation in December is about 40% higher than the annual average. June and August have trip generation very close to the annual average. The December traffic data from the Collection Report, which would typically be considered abnormally high in 2011, is almost identical to the August 2017 count. It therefore appears to be a reasonable representation of existing conditions.

Also, the August 2017 counts were conducted during the midday (MD) peak period as well as the PM peak period. It is evident that the PM peak hour is higher and represents a worst cast.

Finally, the AM peak hour is much less than the MD or PM peak hours. This is due to the low trip generation from the Sand City retail center. The PM peak hour is the worst-case time period.

The total entering volumes from the three sources of traffic count data are summarized on **Table 1** below.

Source	Del Monte/Playa			Fremont/Playa		
	AM	Midday (MD)	PM	AM	Midday (MD)	PM
August 2017 Counts	NA	1,680	1,780	NA	1,659	1,983
West End Report	869	NA	1,601	NA	NA	NA
Collection Report	849	NA	1,789	1,208	N/A	1,997

Table 1 - Existing Traffic Count Data

The levels of service at the Playa Avenue intersections from the West End and Collection Reports are tabulated on **Exhibit 6**. The Del Monte Boulevard / Playa Avenue intersection currently operates at LOS B in the AM peak hour and LOS C near B in the PM peak hour. The Fremont Boulevard / Playa Avenue intersection currently operates at LOS A-B in the AM peak hour and LOS B in the PM peak hour. No improvements are required at either nearby signalized intersection.

Although the nearby signalized intersections operate well within acceptable levels of service, queuing on westbound Playa Avenue at the 4-way stop controlled California Avenue occasionally spills back to Del Monte Boulevard. This results in unserved demand on the southbound Del Monte Boulevard right turns, northbound Del Monte Boulevard left turns and westbound Playa Avenue through movements attempting to enter and cross the Del Monte Boulevard / Playa Avenue intersection. The resulting queues on these approaches at the Del Monte Boulevard / Playa Avenue intersection generally dissipate during the following signal cycle. The effect on levels of service is minor.

Playa Avenue Tire Store Transportation Impact Analysis

The eastbound Playa Avenue left turn movement currently occasionally has four vehicles in the queue. However, the left turn lane is only 75 feet long, which can accommodate three vehicles. The striped median island should be modified to include a two-way left turn lane between The Mall Extension and the end of the eastbound left turn lane. This would then provide for the occasional 4-vehicle eastbound left turn queue as well as provide a left turn refuge for westbound left turns proceeding south on The Mall Extension.

2.5.2 Pedestrian Circulation

There is little pedestrian traffic at the study intersections. All of the study intersections have less than 40 pedestrians crossing each approach leg during the AM and PM peak hours.

2.5.3 Bicycle Circulation

There is little to no bicycle traffic at the study intersections. The highest amount of bicycle traffic was on Playa Avenue west of Del Monte Boulevard, which had no (AM) and two (PM) bicyclists during the study peak periods.

3 EXISTING PLUS PROJECT CONDITIONS

3.1 Project Description

The project includes demolishing the existing 5,540 square-foot American Legion building at the southeast corner of the Del Monte Boulevard / Playa Avenue intersection and constructing a tire store with a total of 8,192 square feet of floor area with a 2,655 square-foot mezzanine. To be conservative, the mezzanine is included in the building floor area, resulting in a total of 10,847 square feet of floor area. The American Legion will be relocated on the site in a new 2,999 square-foot building. Again, to be conservative, the new American Legion building is assumed to generate the same amount of traffic as the existing building, even though it will be 54% as large.

3.2 Project Trip Generation

Exhibit 7 summarizes the Project trip generation. The trip generation estimate is based on rates for Tire Store (ITE Land Use Category 848) from *Trip Generation Manual*, 10th Edition, ITE, 2017 (Trip Generation Manual). ITE also has trip generation rates for Tire Superstores (ITE Land Use Category 849), which are lower than the trip generation rates for Tire Stores. In order to be conservative, the higher trip rates are used in this analysis. The Project is estimated to generate 381 weekday daily trips, with 37 trips (24 in, 13 out) during the AM peak hour and 49 trips (23 in, 26 out) during the PM peak hour. This includes the 7AM and 6PM peak hour trips counted at the existing Project driveways.

3.3 Project Trip Distribution and Assignment

Exhibit 8 depicts the trip distribution and assignment for the Project. This is based on the existing distribution and assignment of retail trips to and from Playa Avenue west of Del Monte Boulevard.

3.4 Existing Plus Project Conditions

3.4.1 Intersection Operations

The Project will only add 4 peak hour trips to any individual movement at the Playa Avenue intersections with Del Monte Boulevard and Fremont Boulevard. These are imperceptible increases and do not reach thresholds requiring analysis, even with conservative trip generation assumptions. In addition, conservative assumptions regarding development on the Project site are already included in the Cumulative analysis.

3.4.2 Pedestrian Circulation

The Project is anticipated to generate minimal pedestrian traffic, which will represent an insignificant impact on pedestrian circulation.

3.4.3 Bicycle Circulation

The Project is anticipated to generate minimal bicycle traffic, which will represent an insignificant impact on bicycle circulation.

3.4.4 Transit Circulation

The Project is anticipated to generate minimal transit demand. Therefore, which will represent an insignificant impact on transit service.

4 CUMULATIVE WITH PROJECT CONDITIONS

This section describes the analysis results under Cumulative with Project traffic conditions. This includes buildout of projects that have been approved and not built as well as proposed but not yet approved that will impact the street system in the immediate Project vicinity. This condition represents conditions in approximately the Year 2035 or later.

4.1 Derivation of Cumulative With Project Condition Volumes

Traffic volumes under Cumulative with Project conditions are referenced from the West End and Collection Reports. The West End Report includes traffic volumes from Approved projects which are listed with their corresponding trip generation on **Exhibit 9**. They also include the recently approved West End Sand City project. Its trip generation estimate is included on **Exhibit 10**. Finally, they also include the Cumulative projects listed in the West End Report with their corresponding trip generation on **Exhibit 11**.

It will be noted that Project 18 on **Exhibit 11** is a previously assumed development of 1000 Playa Avenue, which is the Project site. It was assumed in the West End Report to include 13,343 square foot Drug Store with Drive-Through. It was anticipated to generate 1,293 daily trips with 46 in the AM peak hour and 132 in the PM peak hour. This is substantially higher than the current project, which is expected to generate about 381 daily trips with 37 in the AM peak hour and 49 in the PM peak hour, as tabulated on **Exhibit 7**.

The Cumulative with Project traffic volumes forecasted in the West End Report are depicted on **Exhibit 12** for the Del Monte Boulevard / Playa Avenue intersection. Cumulative with Project volumes forecasted in the Collection Report are depicted on **Exhibit 13**. **Exhibit 14** illustrates Cumulative with currently proposed Project volumes at the Project driveways and the Playa Avenue / The Mall Extension intersection.

The Cumulative with Project Total Entering Volumes for the Del Monte Boulevard / Playa Avenue intersection for the two sources are tabulated in **Table 2** below.

Source	AM	Midday (MD)	PM
West End Report	1,281	N/A	2,126
Collection Report	1,191	N/A	2,319

Table 2 – Del Monte Boulevard / Playa Avenue Total Entering Volumes

The two sources of Cumulative forecasts are very similar, even though one was forecasted in 2012 and the other was forecasted in 2017. This is because the major projects included on both lists that will directly impact Playa Avenue are very similar and have still not yet been built. Also, the base volumes for the Collection Report, to which the future volumes are added, are December volumes. These are substantially higher than average conditions, as discussed in the Existing Conditions

section of this report. Both The Collection and West End cumulative volume forecasts are therefore reasonable.

4.2 Cumulative With Project Traffic Conditions

4.2.1 Intersection Operations

Cumulative with Project intersection levels of service and corresponding recommended intersection improvements are summarized from both the West End and Collection Reports on **Exhibit 6**.

Both reference reports indicate that the Playa Avenue intersections with Del Monte Boulevard and Fremont Boulevard will both operate at or better than their LOS C standard. No capacity improvements will be required to accommodate Cumulative with Project conditions.

As discussed under Existing Conditions, queues on westbound Playa Avenue at the 4-way stop controlled California Avenue would be longer, resulting in more substantial spilling back onto Del Monte Boulevard. This would result in longer queues on the southbound Del Monte Boulevard right turns, northbound Del Monte Boulevard left turns and westbound Playa Avenue through movements enter and cross the Del Monte Boulevard / Playa Avenue intersection. A traffic signal is planned to be installed at the Playa Avenue / California Avenue intersection that will eliminate the queuing issue.

The eastbound Playa Avenue left turn movement currently occasionally has four vehicles in the queue. This could increase to five vehicles under the Cumulative with Project condition. However, the left turn lane is only 75 feet long, which can accommodate three vehicles. In addition, about 12 PM peak hour westbound Playa Avenue left turns will occur at the Playa Avenue / The Mall Extension intersection. The striped median island should be modified to include a two-way left turn lane between The Mall Extension and the existing eastbound left turn lane at Fremont Boulevard. This would then provide for the occasional 5-vehicle eastbound left turn queue as well as a left turn refuge for westbound left turns at The Mall Extension. The Project should be responsible for this improvement.

4.2.2 Pedestrian Circulation

There are no planned pedestrian improvements in the study area under Cumulative Without Project conditions. The Project should construct standard curb, gutter and sidewalk along its Playa Avenue frontage.

4.2.3 Bicycle Circulation

The "2018 Monterey County Active Transportation Plan," Transportation Agency for Monterey County indicates that bike lanes are being considered to be added to Del Monte Boulevard and Fremont Boulevard in the future. The lack of shoulders along Fremont Boulevard make the inclusion of bike lanes difficult. Del Monte Boulevard has adequate width for bike lanes, but it would require the elimination of on-street parking.

4.2.4 Transit Circulation

There are no anticipated transit improvements in the study area.

5 SITE ACCESS AND INTERNAL CIRCULATION

This section summarizes the site access and internal circulation analysis, including Project driveway operations. Reference **Exhibit 2** for the project site plan.

5.1 Vehicle Circulation

Project access will be primarily via two entrance-exit driveways on The Mall Extension. The Mall Extension is a low speed, low volume two-way alley with a curb-to-curb width of 30 feet and is designed to serve as a parking lot access. It has curb returns and stop control at its intersections with Playa Avenue and La Salle Avenue.

The Project is proposed to have a right turn entrance only on Del Monte Boulevard. Left turns in and out as well as exiting right turns will be prohibited. This will minimize traffic conflicts on the high volume, moderate speed major arterial.

The existing mountable curb along Playa Avenue will be eliminated, which will improve traffic operations along the Project's Playa Avenue frontage.

Truck deliveries should be made by trucks entering from Del Monte Boulevard and exiting onto The Mall Extension. Trucks will primarily exit toward Playa Avenue. Truck templates should be provided to indicate that adequate turning radii are provided for truck movements through the Project.

5.2 Pedestrian Circulation

A sidewalk will be added along the Project's Playa Avenue frontage. The design will need to meet Americans with Disabilities Act (ACT) standards.

5.3 Bicycle Circulation

The project site plan does not indicate locations of bicycle racks or other bicycle storage facilities on the project site, either inside or outside of any of the project buildings. It is recommended the locations of such bicycle storage facilities be indicated either adjacent to or within each project building, per City of Seaside standards.

6 VEHICLE MILES TRAVELED

As described in Section 1.7 of this report, SB 743 is changing the CEQA Guidelines statewide beginning on July 1, 2020. The changes to CEQA guidelines will replace congestion-based metrics, such as auto delay and level of service, with Vehicle Miles Traveled (VMT) as the basis for determining significant impacts, unless the guidelines provide specific exceptions.

Page 12 of the new guidelines provide screening thresholds in the project description that indicate whether a project may have a significant impact. "Screening thresholds" to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. If it is determined that the Project characteristics

Pages 16-17 states, "Because new retail development typically redistributes shopping trips rather than creating new trips,30 estimating the total change in VMT (i.e., the difference in total VMT in the area affected with and without the project) is the best way to analyze a retail project's transportation impacts.

By adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT. Thus, lead agencies generally may presume such development creates a less-than-significant transportation impact. Regional-serving retail development, on the other hand, which can lead to substitution of longer trips for shorter ones, may tend to have a significant impact. Where such development decreases VMT, lead agencies should consider the impact to be less-than-significant.

Many cities and counties define local-serving and regional-serving retail in their zoning codes. Lead agencies may refer to those local definitions when available, but should also consider any project-specific information, such as market studies or economic impacts analyses that might bear on customers' travel behavior. Because lead agencies will best understand their own communities and the likely travel behaviors of future project users, they are likely in the best position to decide when a project will likely be local serving. Generally, however, retail development including stores larger than 50,000 square feet might be considered regional-serving, and so lead agencies should undertake an analysis to determine whether the project might increase or decrease VMT."

Table 3 on the following page include a comparison of Project characteristics with criteria that are relevant to the Playa Avenue Tire Store.

Playa Avenue Tire Store Transportation Impact Analysis

Screening Threshold	Project Description	Project Significance
1. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact.	Within one-eighth mile of Sand City MST Transit Center	Exempt from VMT analysis.
2. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.	Located within one-eighth mile of regional retail center. Captures trips from nearby retail. Local-serving retail.	Exempt from VMT analysis.
3. Retail development including stores smaller than 50,000 square feet.	Total Project Retail Building Area of 10,847. American Legion is existing that will be reduced in size	Exempt from VMT analysis.

Table 3 – Comparison of Project Characteristics to Thresholds to Determine VMT Analysis Exemption

Table 3 indicates that the Project has three characteristics that indicate that the Project is exempt from a detailed VMT analysis. The first is the close distance from the Sand City MST, which is an incentive to use transit rather than automobiles for employees and for customers that have dropped off their cars for service. The second is the close proximity to the Sand Dollar and Edgewater on Monterey Shopping Centers, which is an opportunity to capture trips already in the immediate project vicinity. The third is the small size of the Project relative to the threshold considered by OPR that would be likely to generate a VMT impact. No further VMT analysis is required.

7 SUMMARY OF PROJECT RESPONSIBILITIES

The following is a summary of the Project responsibilities regarding traffic issues and impacts, based upon the recommendations discussed earlier in this report.

1. Restripe Playa Avenue between The Mall Extension and Fremont Boulevard as indicated on **Exhibit 15** to provide a two-way left turn lane.
2. Verify the adequacy of the proposed site plan to accommodate truck access, parking, internal circulation, and egress.
3. Provide curb, gutter, and sidewalk along the Project Playa Avenue frontage in compliance with City and ADA standards.
4. Provide on-site bike parking/storage in compliance with City standards.
5. Pay the TAMC Regional Development Impact Fee. City of Seaside staff will quantify the applicable fees to the Project at the time of development.

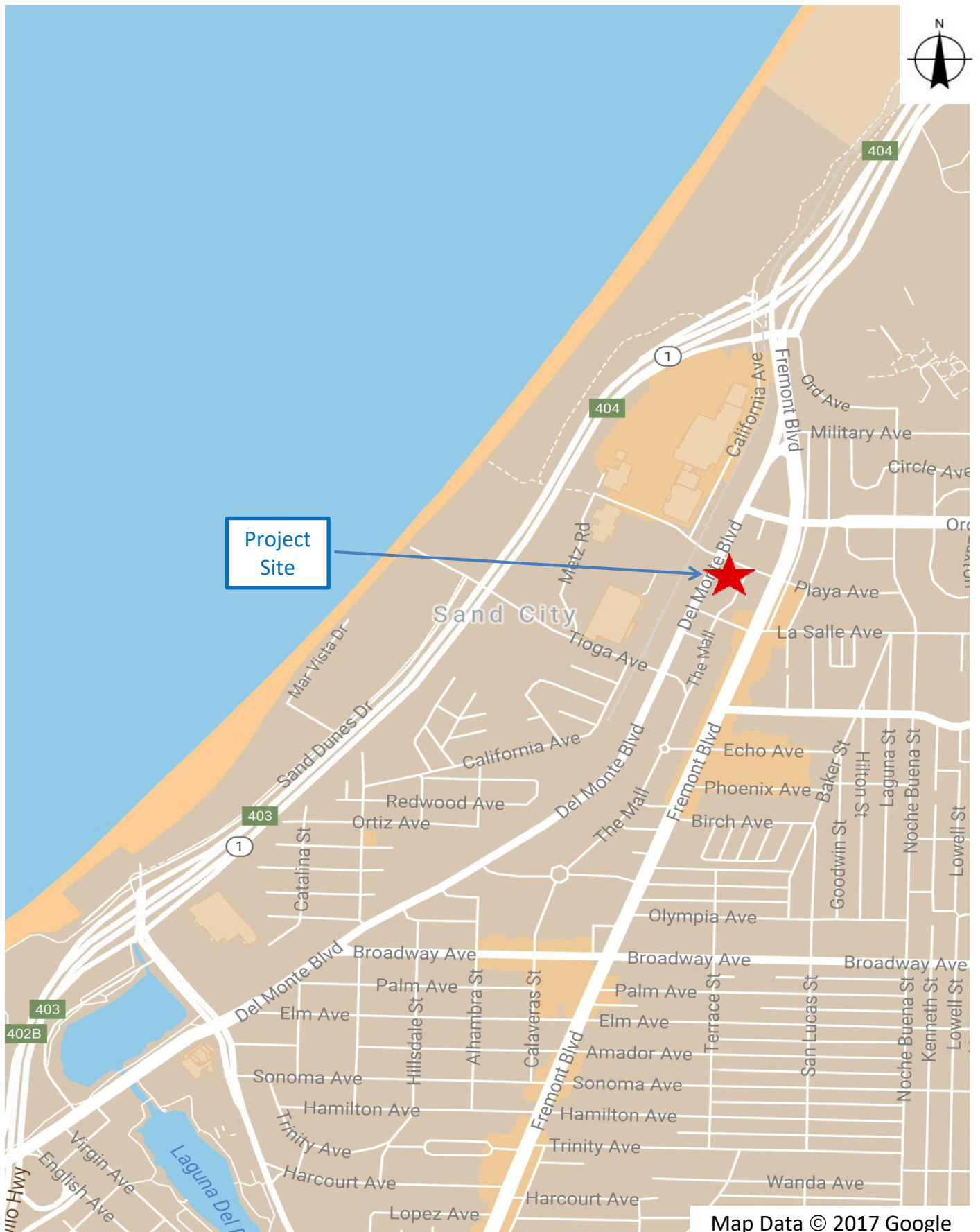
8 REFERENCES

8.1 List of References

1. *City of Seaside General Plan*, Cotton/Bridges/Associates, Adopted August 5, 2004.
2. *Technical Advisory on Evaluating Transportation Impacts in CEQA*, State of California Governor's Office of Planning and Research, December 2018.
3. *The Regional Impact Fee Program Nexus Study Update 2018*, Wood Rodgers, October 2018.
4. *Highway Design Manual*, 6th Edition, California Department of Transportation (Caltrans), November 20, 2017.
5. *Transportation Agency for Monterey County Bicycle and Pedestrian Master Plan*, Alta Planning + Design, December 2011.
6. Monterey-Salinas Transit web site, <http://www.mst.org>.
7. *The Collection at Monterey Bay Transportation Impact Analysis*, Fehr & Peers, April 2012.
8. *West End Sand City Traffic Impact Analysis*, Keith Higgins Traffic Engineer, January 19, 2017.
9. *Trip Generation Manual*, 9th Edition, Institute of Transportation Engineers, 2012
10. *Trip Generation Manual*, 10th Edition, Institute of Transportation Engineers, 2017.
11. *Active Transportation Plan for Monterey County*, Transportation Agency for Monterey County, Adopted June 2018.

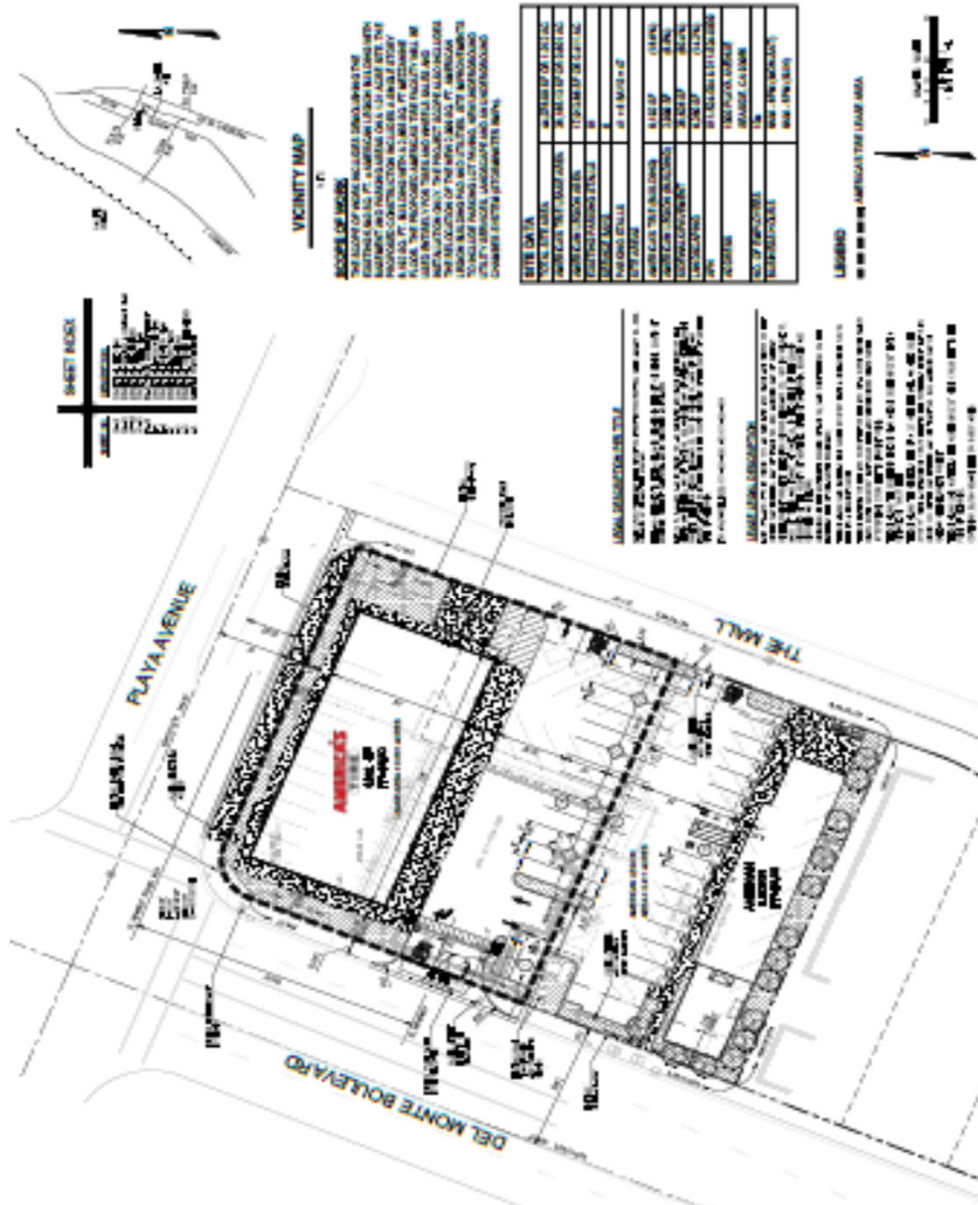
8.2 List of Contacts

1. Erin Harwayne, Denise Duffy & Associates, Monterey, California.
2. Rick Medina, Seaside Community Development Department

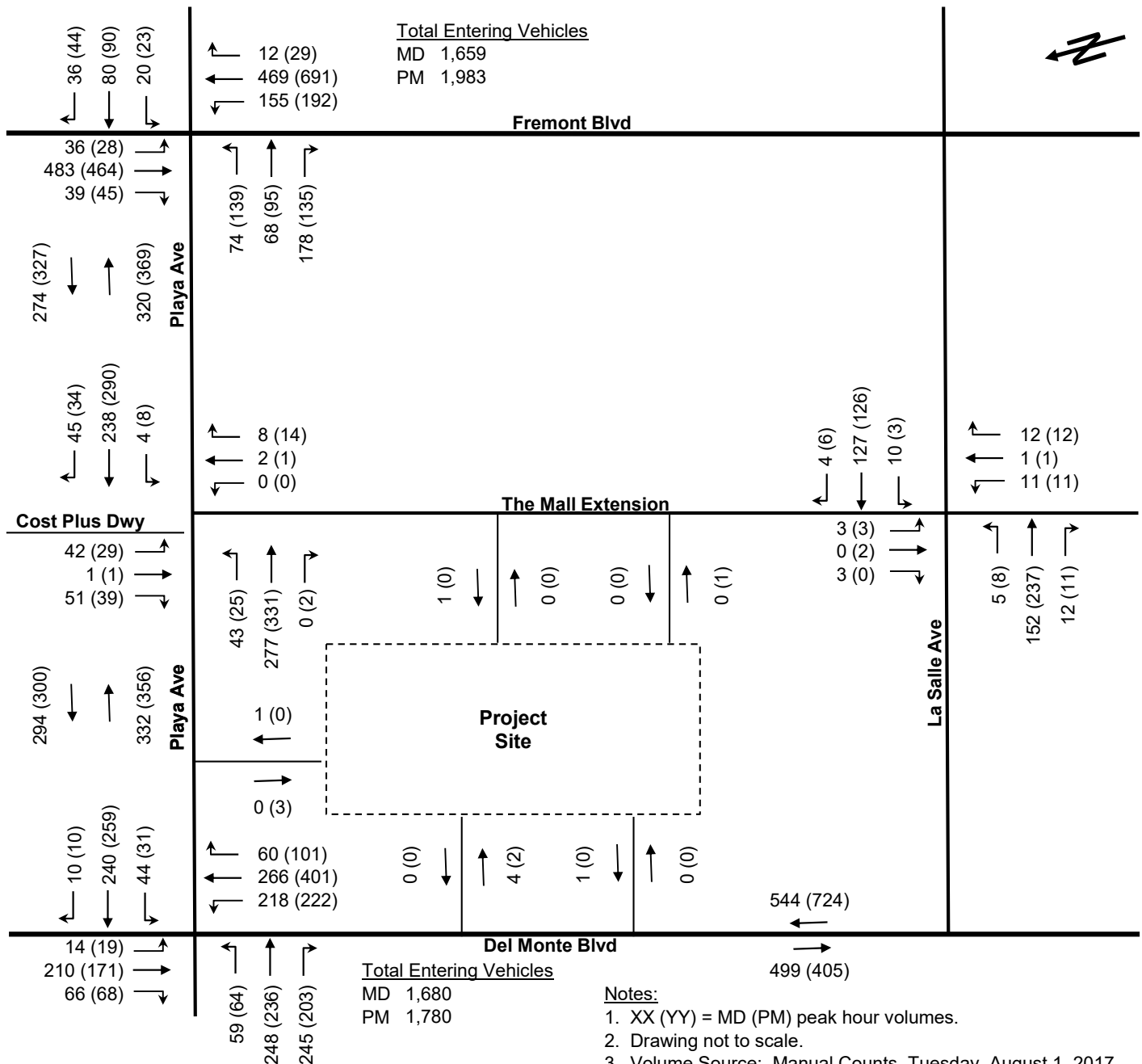


Keith Higgins
Traffic Engineer

Exhibit 1
Project Location Map
Packet Page 395

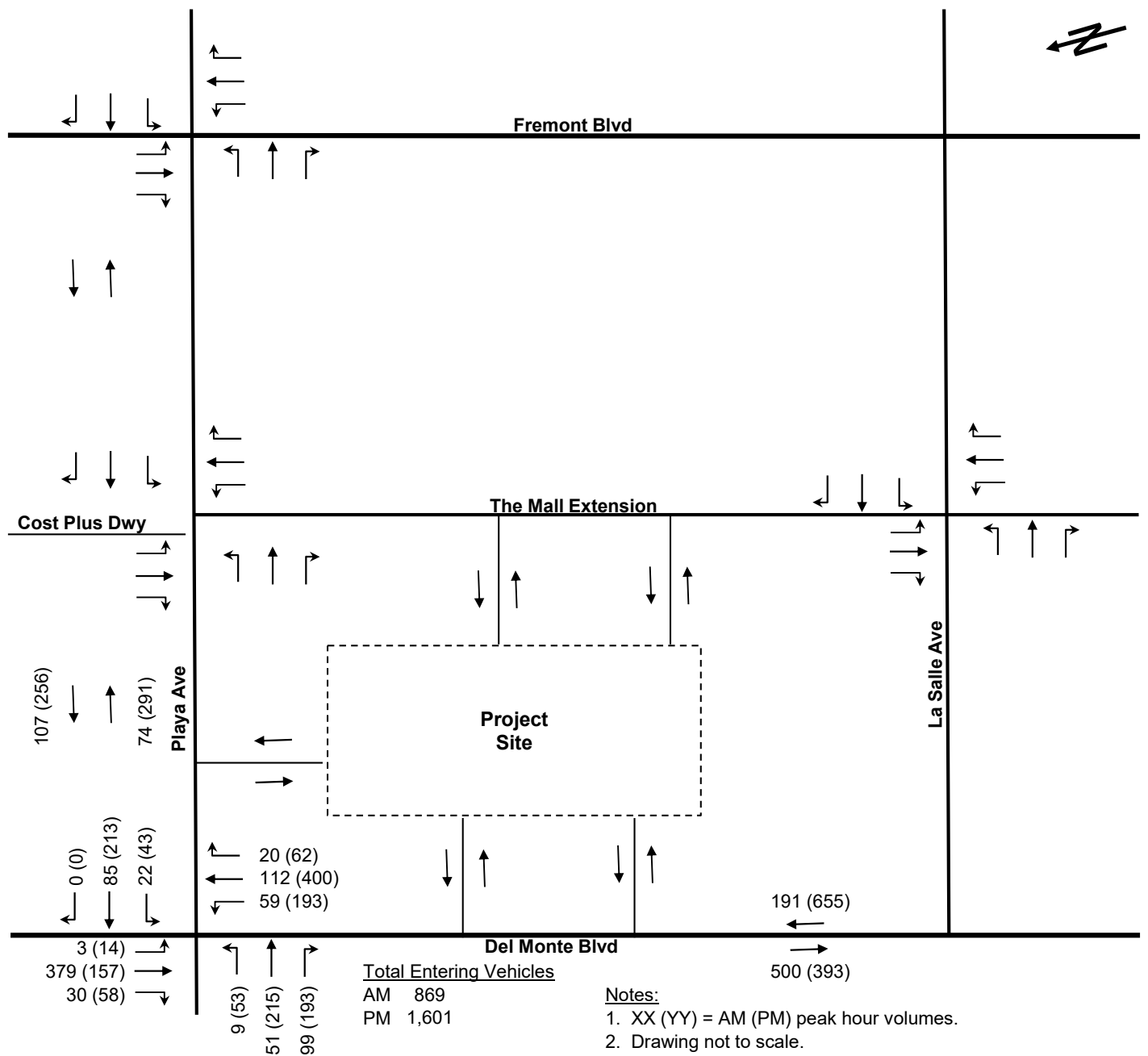


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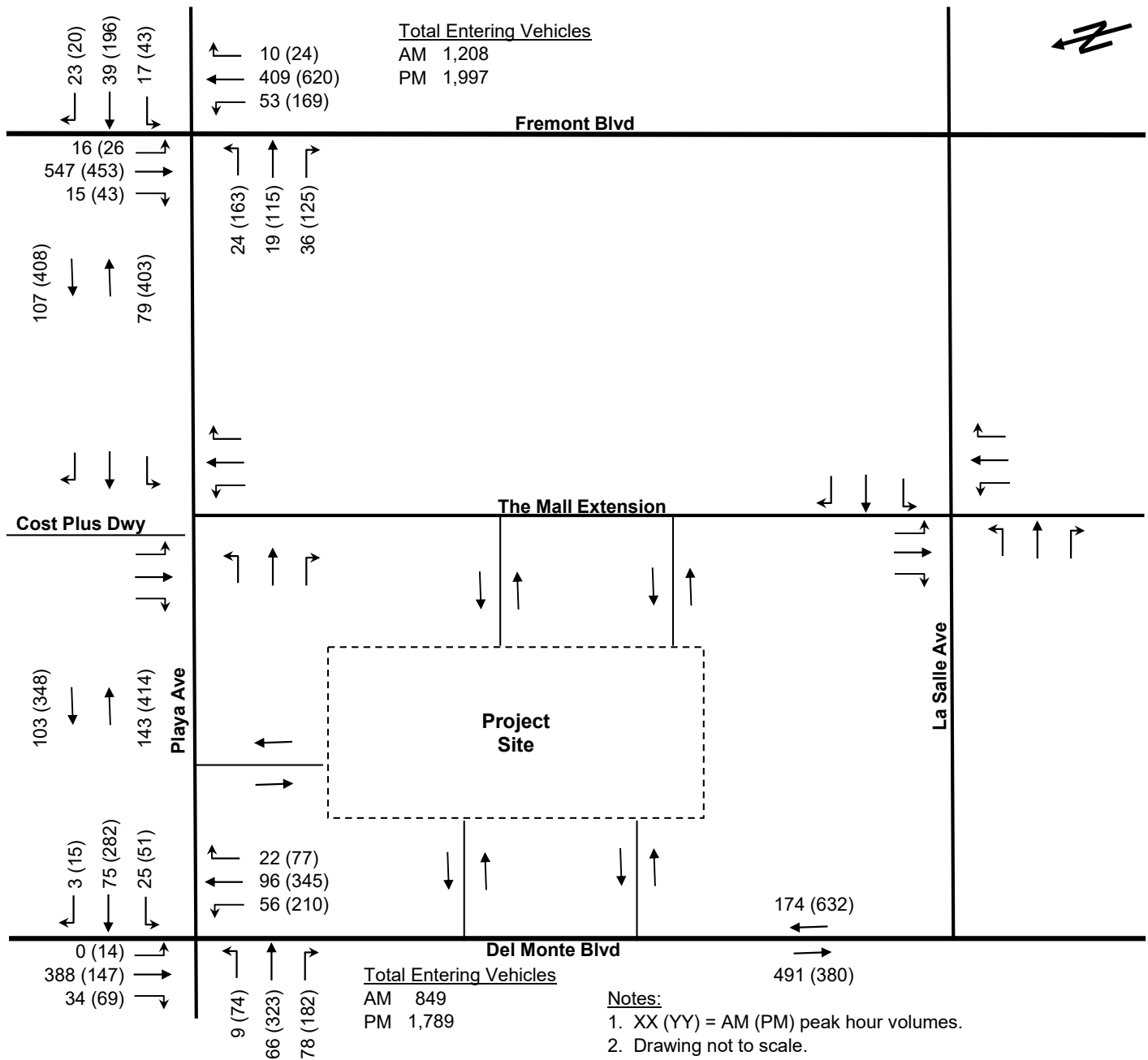
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Exhibit 3
Existing Conditions
August 2017
MD & PM Peak Hour Volumes
Packet Page 397



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Exhibit 4
Existing Conditions
June 2017
AM & PM Peak Hour Volumes
Packet Page 398



Keith Higgins
 Traffic Engineer

Exhibit 5
Existing Conditions
December 2011
AM & PM Peak Hour Volumes

N-S Street	E-W Street	Existing Intersection Control	LOS/ Delay Stnd.	Peak Hour	Existing Conditions		Background Conditions		Cumulative Conditions		
					Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	
A. West End Sand City											
1 Del Monte Boulevard	Playa Avenue	Signal	C 35.0	AM	13.9	B	14.2	B	15.0	B	
				PM	19.4	B	21.8	C	28.0	C	
2 Fremont Boulevard	Playa Avenue	Signal	C 35.0	AM	N.A		N.A		N.A		
				PM							
B. The Collection at Monterey Bay											
1 Del Monte Boulevard	Playa Avenue	Signal	C 35.0	AM	13.7	B	13.0	B	15.9	B	
				PM	21.0	C	23.2	C	20.6	C	
2 Fremont Boulevard	Playa Avenue	Signal	C 35.0	AM	9.0	A	9.2	A	9.6	A	
				PM	17.1	B	18.3	B	23.1	C	
Recommended Improvements											
1 Del Monte Boulevard	Playa Avenue	Signal			None Required		None Required		None Required		
2 Fremont Boulevard	Playa Avenue	Signal			None Required		None Required		None Required		

Notes:

1. LOS/Delay Std. = Level of Service Standard with corresponding average maximum delay.
2. Overall level of service standard for the City of Seaside is LOS C (35.0 seconds of average delay).
3. Source: West End Sand City - "West End Sand City Traffic Impact Analysis," Keith Higgins Traffic Engineer, January 19, 2017.
4. Source: The Collection at Monterey Bay - "The Collection at Monterey Bay Transportation Impact Analysis," Fehr & Peers, April, 2012.

PROPOSED PROJECT														
TRIP GENERATION RATES	LAND USE CODE	DAILY TRIP RATE	AM PEAK HOUR				MD PEAK HOUR				PM PEAK HOUR			
			PEAK HOUR RATE	% OF ADT	% IN	% OUT	PEAK HOUR RATE	% OF ADT	% IN	% OUT	PEAK HOUR RATE	% OF ADT	% IN	% OUT
American Legion	N.A.	-	-	-	-	-	-	-	-	-	-	-	-	-
Tire Store - Worst Case, Used for Analysis	848	28.52	2.72	10%	64%	36%	3.73	13%	52%	48%	3.98	14%	43%	57%
Tire Superstore - for Comparative Purposes Only	849	20.37	1.34	7%	65%	35%	2.42	12%	56%	44%	2.11	10%	47%	53%
EXISTING USE	PROJECT SIZE	DAILY TRIPS	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
American Legion	5,540 Sq. Ft.	72 (Estimate)	7	10% (Estimate)	5	2	7	10% (Actual Count)	5	2	6	8% (Actual Count)	5	1
PROPOSED USE	PROJECT SIZE	DAILY TRIPS	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
American Legion	2,999 Sq. Ft.	72	7	10%	5	2	7	10%	5	2	6	8%	5	1
Tire Store	10,847 Sq. Ft.	309	30	10%	19	11	40	13%	21	19	43	14%	18	25
Total	13,846 Sq. Ft.	381	37	10%	24	13	47	12%	26	21	49	13%	23	26
Net Increase Above Existing	8,306 Sq. Ft.	309	30	10%	19	11	40	13%	21	19	43	14%	18	25

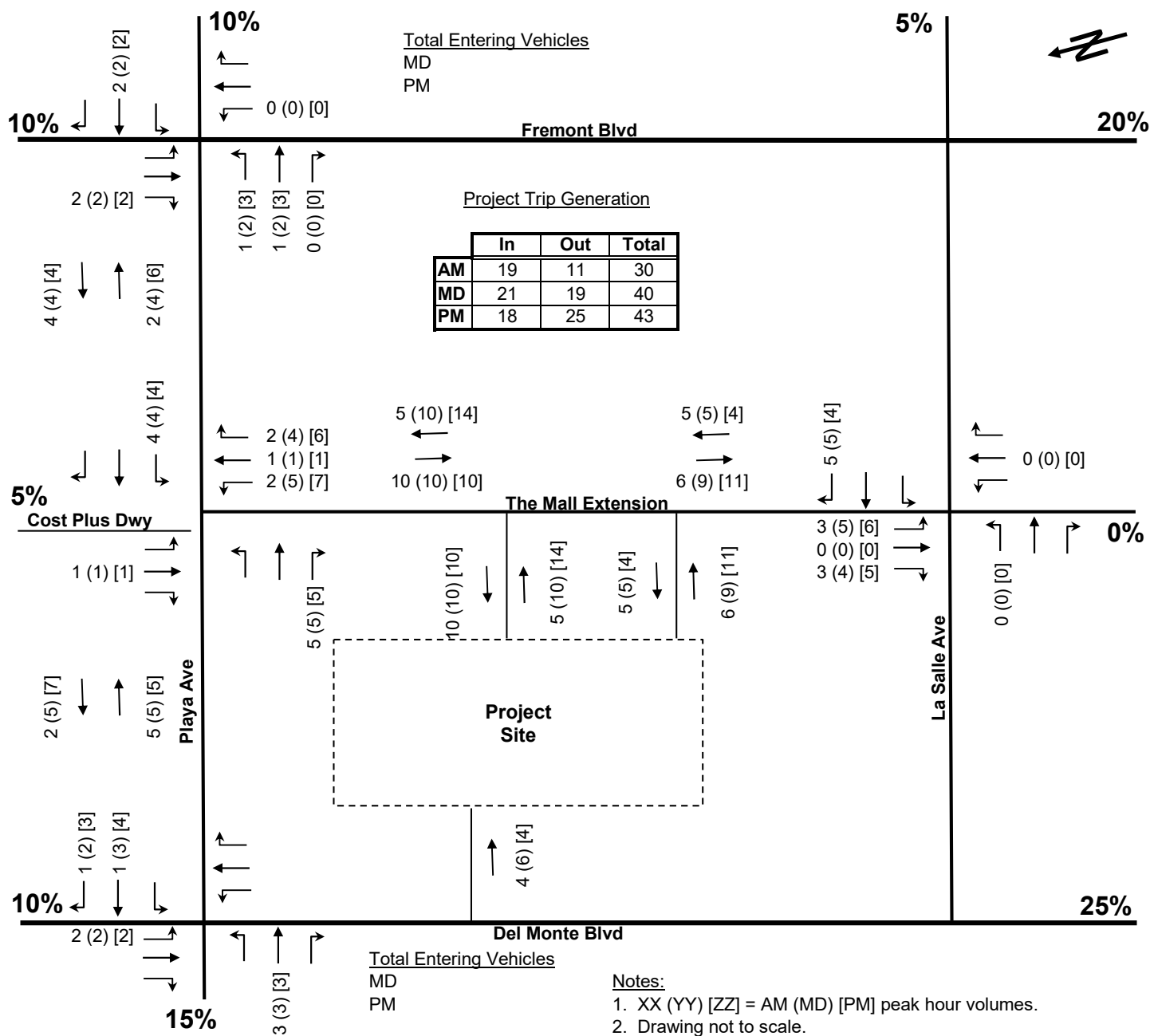
ASSUMED BACKGROUND PROJECT IN REFERENCE STUDIES														
<u>EXISTING USE</u>	PROJECT SIZE	DAILY TRIPS	AM PEAK HOUR				MD PEAK HOUR				PM PEAK HOUR			
			PEAK HOUR	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR	% OF ADT	TRIPS IN	TRIPS OUT
			TRIPS				TRIPS				TRIPS			
Drug Store With Drive-Through	13,343 Sq. Ft.	1,293	46	4%	24	22	106	8%	53	53	132	10%	66	66

Notes:

1. Trip generation rates published by Institute of Transportation Engineers (ITE), "Trip Generation Manual," 10th Edition, 2017.
2. American Legion Trip Generation is referenced from manual driveway counts on Tuesday, August 1, 2017.
3. Assumed Background Project was a background project in the "West End Sand City Traffic Impact Analysis," Keith Higgins Traffic Engineer, January 19, 2018. (See **Exhibit 9**).
4. AM - Morning, MD - Midday, PM Evening

Keith Higgins
Traffic Engineer

Exhibit 7
Project Trip Generation
Packet Page 401



PROJECT	SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
City of Marina:								
1. The Dunes on Monterey Bay ² Phase 1 (Remainder)	-	11,434	542	284	258	1,021	537	484
2. CSUMB North Campus Housing ³	492 Units	2,188	172	34	138	211	139	72
3. CSUMB Students (2015-2025) ⁴	3,054 Students	2,959	262	210	53	262	79	183
4. Marina Heights	1,050 Units	10,049	788	197	591	1,061	711	350
City of Seaside:								
5. Seaside Resort ⁵	-	5,672	267	145	122	362	180	182
6. Seaside Senior Assisted Living ⁶	144 Units	447	2	1	1	2	1	1
7. Veterans Cemetery	164 Acres	776	28	20	8	138	46	92
City of Sand City								
8. The Collection at Monterey Bay ⁷	-	3,669	194	112	82	279	141	138
9. Monterey Bay Shores ⁸	-	2,032	117	51	66	155	76	79
10. Park Avenue / Ocean View Avenue Residential Single-Family (Part 1)	10 units	95	8	2	6	10	6	4
Single-Family (Part 2)	2 units	19	2	1	1	2	1	1
11. Catalina Lofts ^{9, 11} Residential (Apartments)	8 units	53	4	1	3	5	3	2
Commercial (Retail)	7,500 sq. ft.	332	10	6	4	20	9	11
12. Stepanek Mixed-Use ^{10, 11} Residential (Apartments)	1 unit	7	1	0	1	1	1	0
Commercial (Retail)	2,810 sq. ft.	125	4	2	2	8	4	4
Total Approved Projects:		39,857	2,401	1,066	1,335	3,537	1,934	1,603

Notes:

- Traffic volumes are based on trip generation rates quoted by the Institute of Transportation Engineers, *Trip Generation Manual*, 9th Edition, 2012, unless otherwise noted.
- Trip generation from *Marina University Villages Mixed Use Development Traffic Impact Study Report*, Higgins Associates, December 17, 2004.
- Trip generation from *CSUMB 2007 Master Plan Traffic Impact Analysis*, Higgins Associates, November 5, 2007.
- Trip generation from *CSUMB 2007 Master Plan Traffic Impact Analysis*, Higgins Associates, November 5, 2007.
- Trip generation from *Transportation Impact Analysis for Seaside Resort*, Fehr & Peers, May 2004.
- Trip generation from *Seaside Senior Assisted Living* letter report, Hatch Mott MacDonald, October, 2015, and adjusted per letter from Seasons Management, LLC to Mr. John Dunn, December 2, 2015.
- Trip generation from *The Collection at Monterey Bay Transportation Impact Analysis*, Fehr & Peers, April 2012. The project consists of 234 Condo Hotel units, 108 Resort Hotel Units and three restaurants.
- Trip generation from *Focused Transportation Impact Analysis for the Proposed Monterey Bay Shores Resort Project in Sand City, California*, Fehr & Peers, August 2008. The project consists of 56 Condo Hotel units, 162 Hotel units, 42 visitor serving condo hotel units and 96 residential condominiums.
- Project building size not available. Trip generation assumes total floor-area ratio is 1.5, commercial space comprises all of first floor and residential is all of second and third floors.
- Project building size not available. Trip generation assumes total floor-area ratio is 1.0, commercial space comprises all of first floor and residential is all of second floor.
- ITE does not provide trip rates for "Specialty Retail Center" for the AM peak hour. Trip rate used is from *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, San Diego Association of Governments, April 2002.

TRIP GENERATION RATES		AM PEAK HOUR				PM PEAK HOUR					
		ITE		PEAK		PEAK		%			
		LAND USE	DAILY TRIP RATE	HOUR RATE	%	HOUR RATE	%	OF	%		
		CODE			ADT	IN	OUT	ADT	IN	OUT	
Extended Stay Hotel (H1)		310	8.92	0.67	7.5%	58%	42%	0.70	8%	49%	51%
Hotel (H2)		310	8.92	0.67	7.5%	58%	42%	0.70	8%	49%	51%
Apartment		220	6.65	0.51	7.7%	20%	80%	0.62	9%	65%	35%

GENERATED TRIPS	PROJECT SIZE	DAILY TRIPS	AM PEAK HOUR				PM PEAK HOUR			
			PEAK %		TRIPS		PEAK %		TRIPS	
			HOUR TRIPS	ADT	IN	OUT	HOUR TRIPS	ADT	IN	OUT
Hotel (H1)	135 rooms	1,204	90	7.5%	52	38	95	8%	47	48
Hotel (H2)	81 rooms	722.52	54	7.5%	31	23	57	8%	28	29
Hotel Subtotal	216 rooms	1,927	144	7.5%	83	61	152	8%	75	77
Residential - Parcel R-1 (Apartment)	100 units	665	51	7.7%	10	41	62	9%	40	22
Residential - Parcel R-2 (Apartment)	320 units	2,128	163	7.7%	33	130	198	9%	129	69
Apartment Subtotal	420 units	2,793	214	7.7%	43	171	260	9%	169	91
Total:		4,720	358	7.6%	126	232	412	9%	244	168

Note:

1. Trip generation rates published by Institute of Transportation Engineers (ITE), "Trip Generation Manual," 9th Edition, 2012.

Keith Higgins
Traffic Engineer

Exhibit 10
West End Sand City
Trip Generation

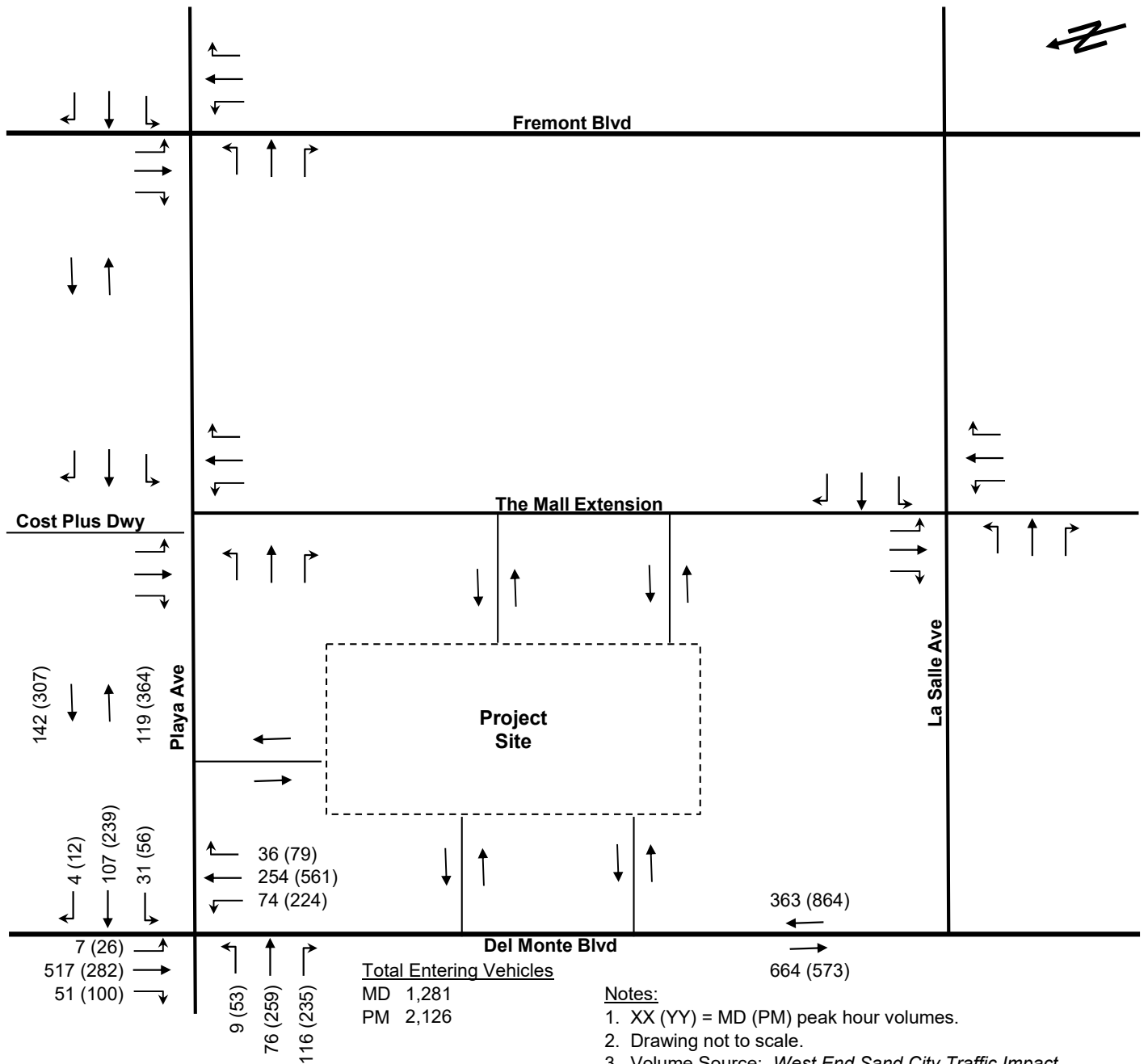
PROJECT	SIZE	DAILY TRIPS	AM PEAK HOUR		PM PEAK HOUR	
			TOTAL	IN OUT	TOTAL	IN OUT
City of Marina:						
13. The Dunes on Monterey Bay ² Phases 2 & 3	-	45,662	2,896	1,762 1,134	4,561	2,127 2,434
14. CSUMB Students (2025-2035) ³	3,054 Students	2,959	262	210 53	262	79 183
City of Seaside:						
15. The Projects at Main Gate ⁴	-	26,067	716	437 279	1,931	934 997
16. West Broadway Corridor ⁵	-	3,783	350	191 159	362	134 228
17. Dadwal proposed hotel and restaurant						
Hotel	110 Rooms	611	58	34 24	66	32 34
Restaurant	8,000 SF	1,017	86	47 39	79	47 32
18. 1000 Playa Avenue						
Drug Store With Drive-Through	13,343 SF	1,293	46	24 22	132	66 66
19. Coffee Shop (Drive-Through) ⁶	880 SF	1,584	267	134 133	66	33 33
City of Sand City:						
20. San Juan Pools (Retail)	7,000 sq. ft.	310	9	5 4	19	8 11
Total Cumulative Projects:		83,286	4,690	2,844 1,846	7,478	3,460 4,018

Notes:

1. Traffic volumes are based on trip generation rates quoted by the Institute of Transportation Engineers, *Trip Generation*, unless otherwise noted.
2. Trip generation from *Marina University Villages Mixed Use Development Traffic Impact Study Report*, Higgins Associates, December 17, 2004.
3. Trip generation from *CSUMB 2007 Master Plan Traffic Impact Analysis*, Higgins Associates, November 5, 2007.
4. Trip generation from *Seaside Main Gate Retail Development Traffic Impact Analysis*, Hexagon Transportation Consultants, March 26, 2008.
5. Trip generation from *West Broadway Urban Village Specific Plan Transportation Study*, Fehr & Peers, May 2004. Includes proposed library opportunity site.
6. Trip generation from *Coffee Shop Development, City of Seaside, CA - Traffic Impact Analysis*, Mott MacDonald, November 4, 2016.

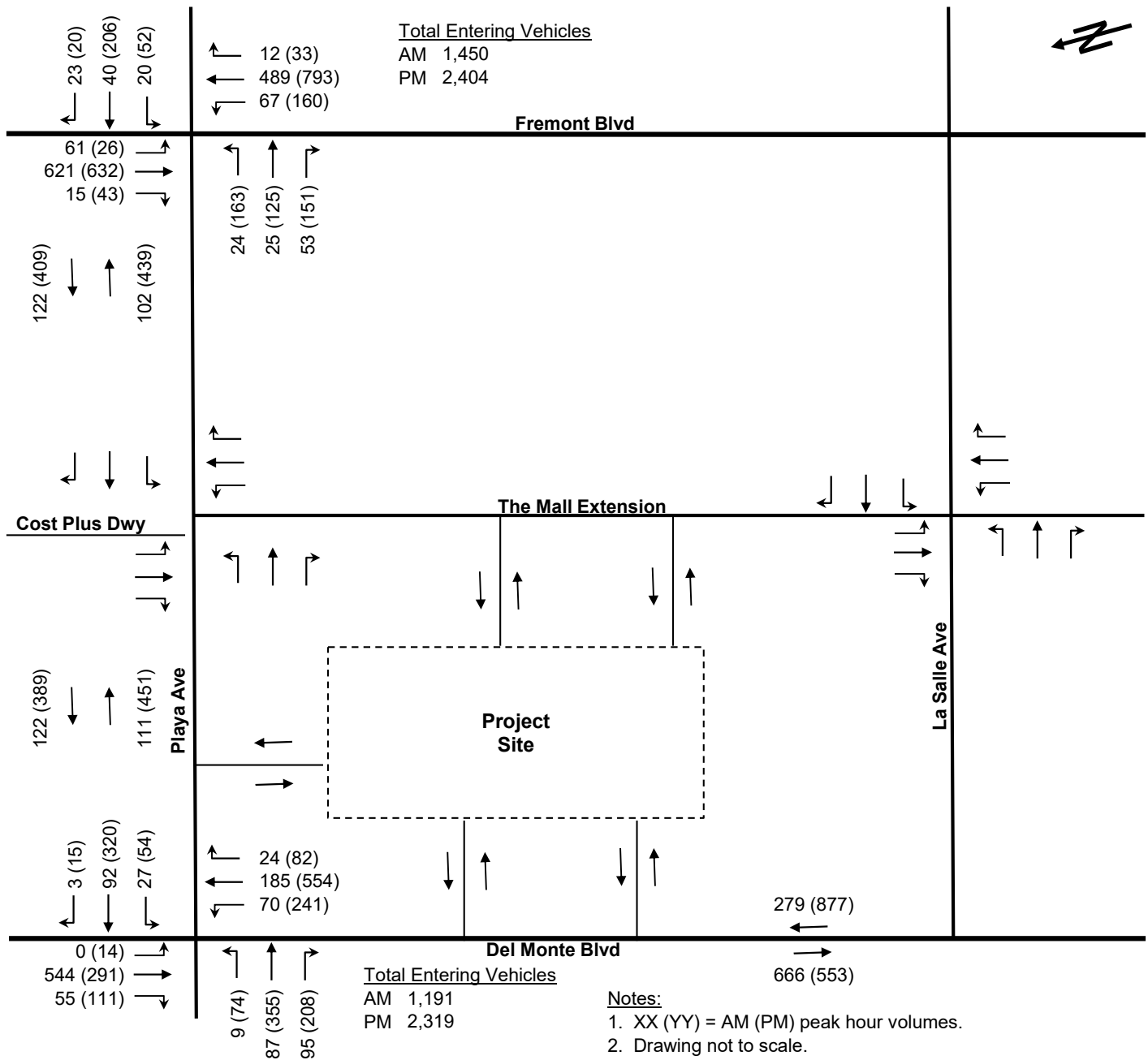
Keith Higgins
Traffic Engineer

Exhibit 11
Cumulative Projects
Trip Generation



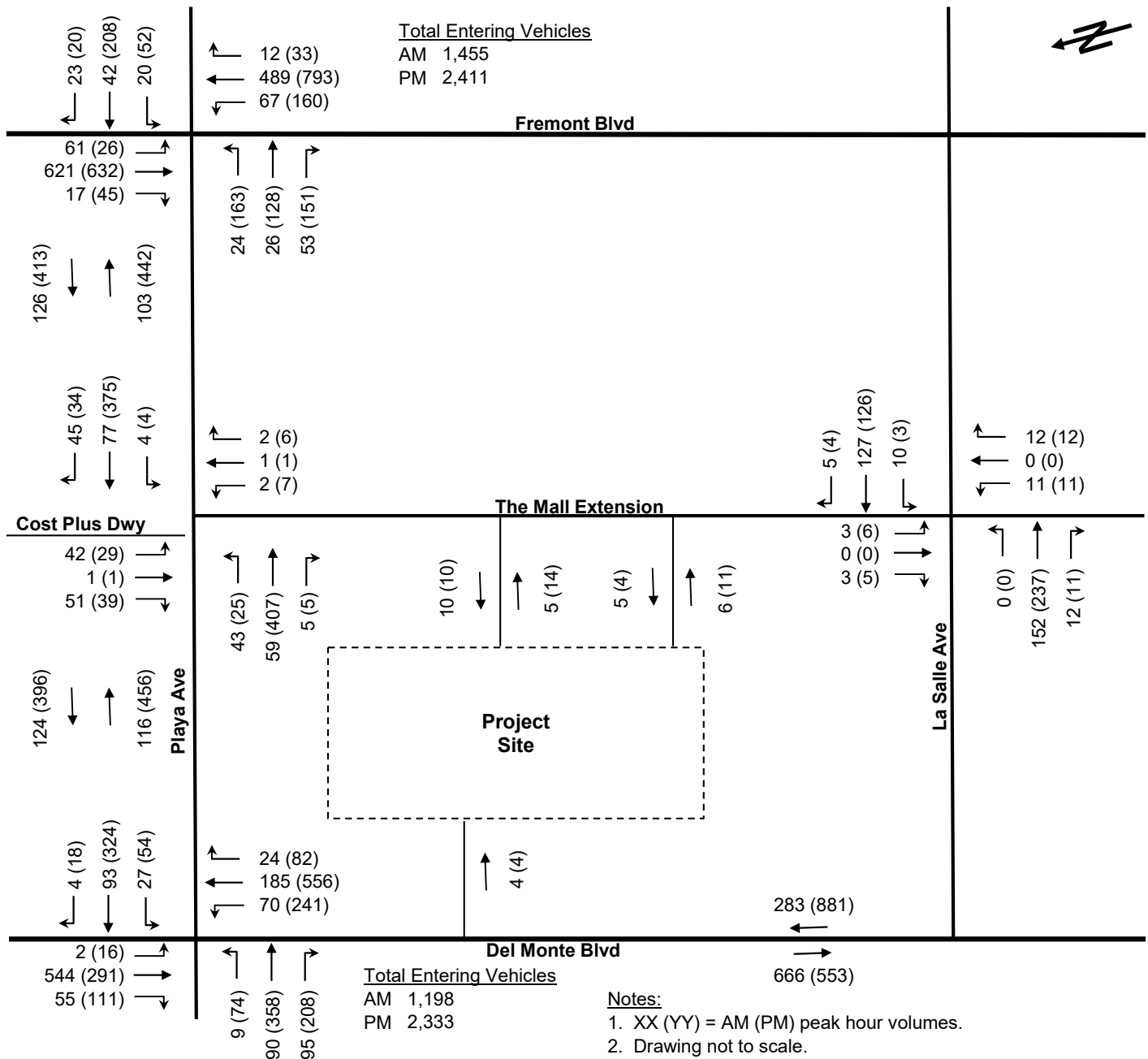
Keith Higgins
Traffic Engineer

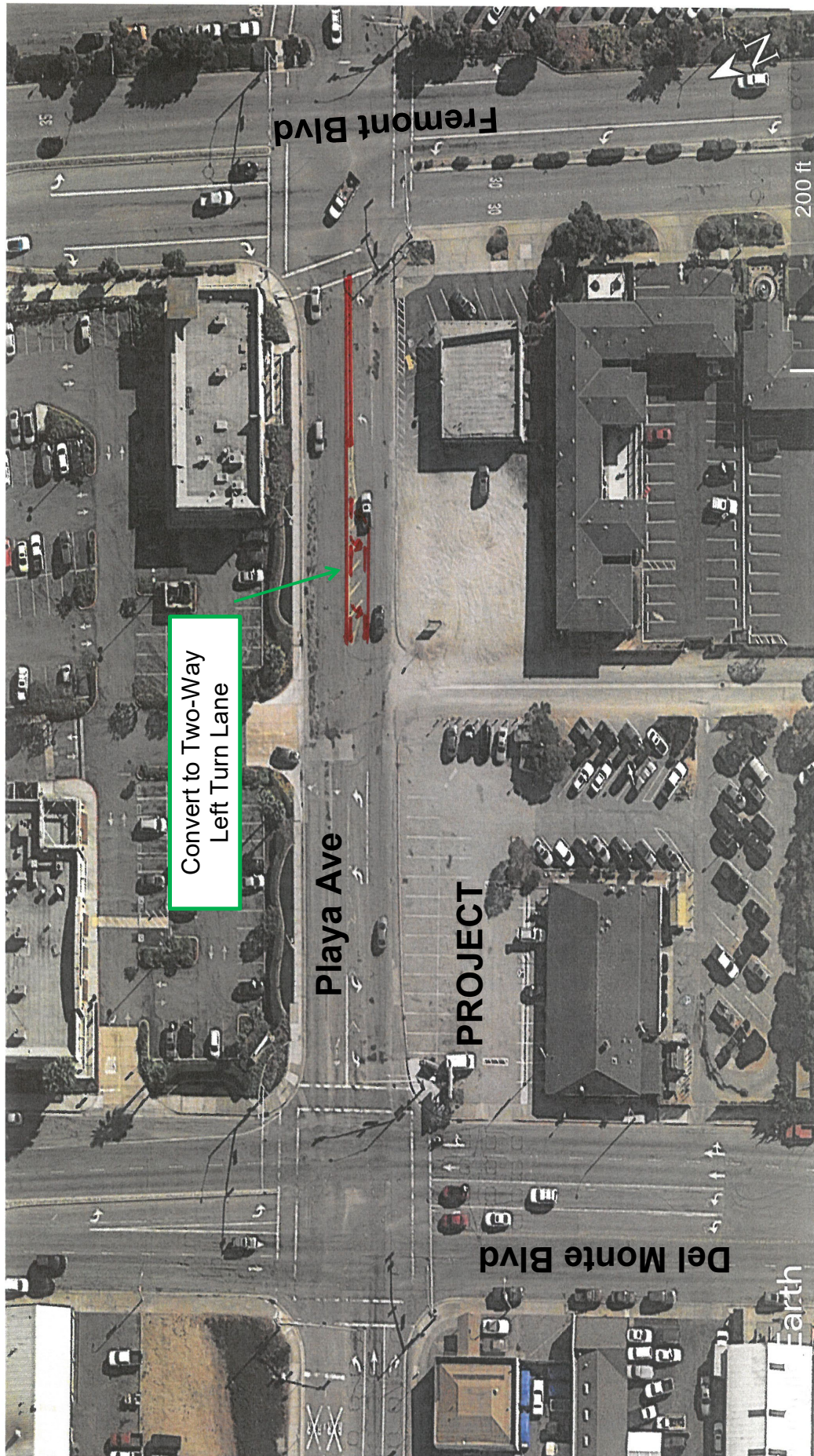
Exhibit 12
Cumulative Conditions
"West End"
MD & PM Peak Hour Volumes



Keith Higgins
 Traffic Engineer

Exhibit 13
Cumulative Conditions
"The Collection"
AM & PM Peak Hour Volumes





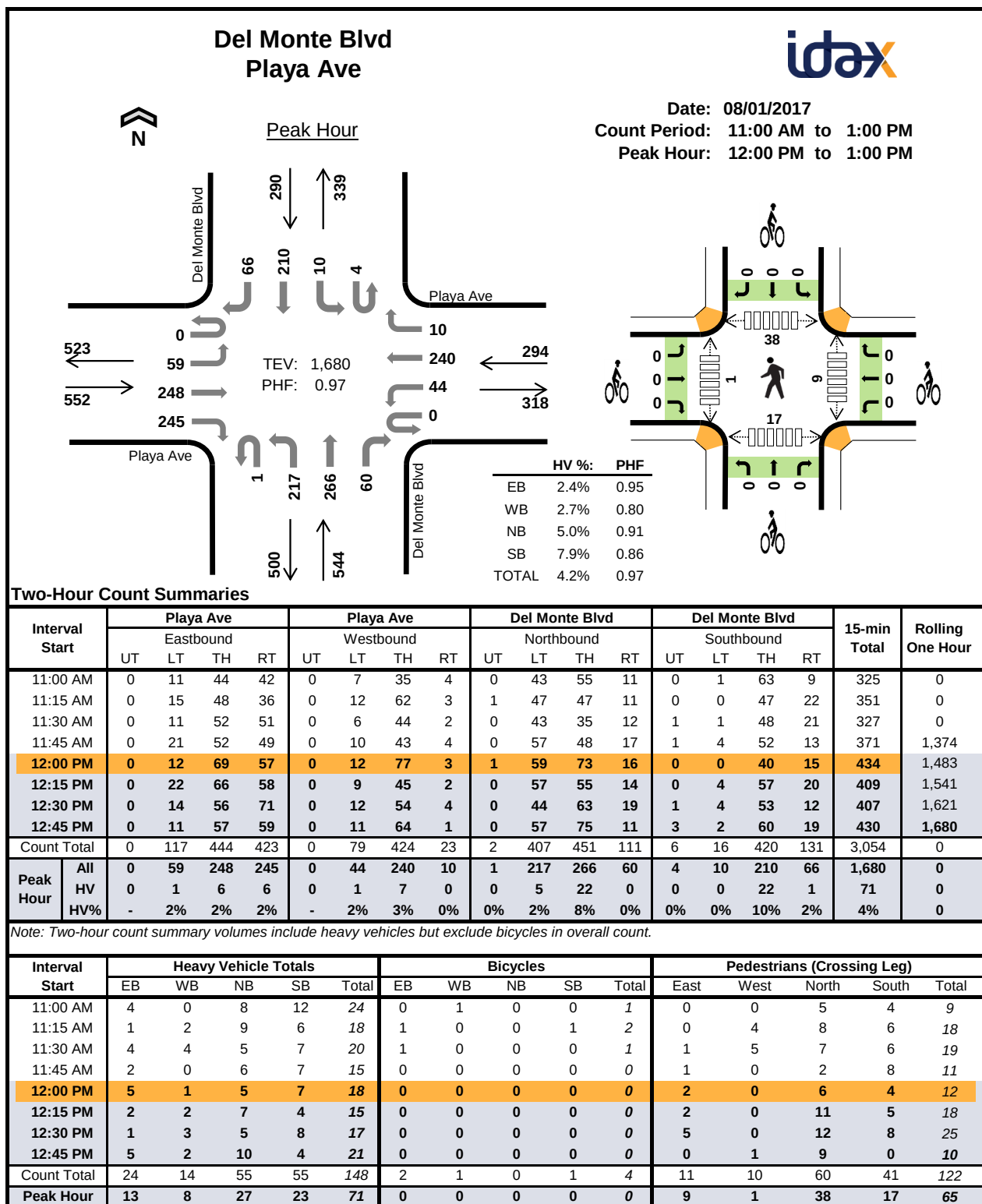
Basemap Source: Google Earth, 2020.

Keith Higgins
Traffic Engineer

Exhibit 15
Recommended Playa Avenue
Striping Modifications

Appendix A

Intersection
Traffic Volume
Counts



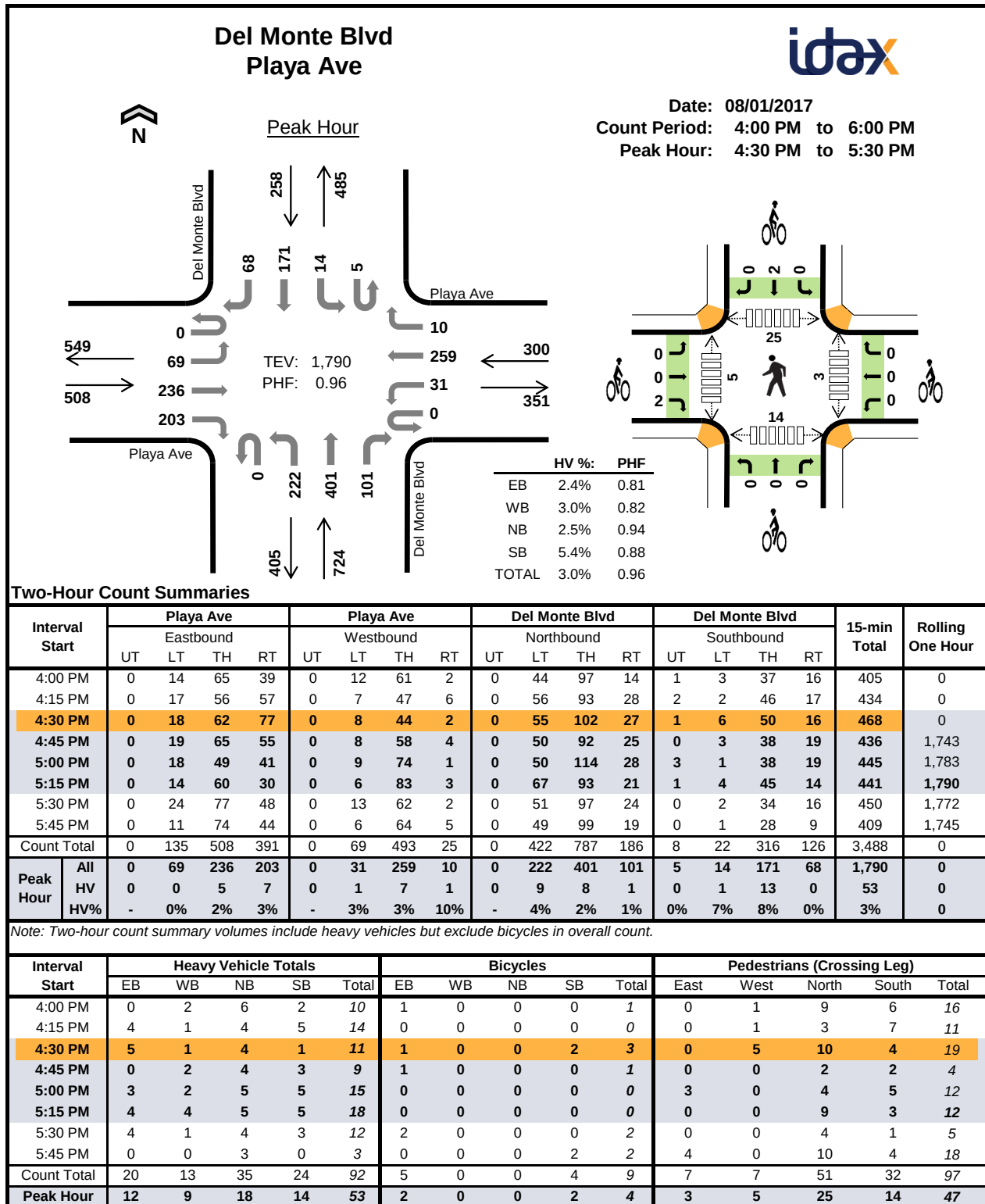
Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Playa Ave				Playa Ave				Del Monte Blvd				Del Monte Blvd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
11:00 AM	0	1	1	2	0	0	0	0	0	0	7	1	0	0	12	0	24	0
11:15 AM	0	0	1	0	0	0	2	0	0	2	7	0	0	0	5	1	18	0
11:30 AM	0	1	0	3	0	1	3	0	0	1	4	0	0	0	6	1	20	0
11:45 AM	0	0	0	2	0	0	0	0	0	3	2	1	0	0	7	0	15	77
12:00 PM	0	1	3	1	0	0	1	0	0	0	5	0	0	0	6	1	18	71
12:15 PM	0	0	1	1	0	0	2	0	0	2	5	0	0	0	4	0	15	68
12:30 PM	0	0	0	1	0	0	3	0	0	0	5	0	0	0	8	0	17	65
12:45 PM	0	0	2	3	0	1	1	0	0	3	7	0	0	0	4	0	21	71
Count Total	0	3	8	13	0	2	12	0	0	11	42	2	0	0	52	3	148	0
Peak Hour	0	1	6	6	0	1	7	0	0	5	22	0	0	0	22	1	71	0

Two-Hour Count Summaries - Bikes

Interval Start	Playa Ave			Playa Ave			Del Monte Blvd			Del Monte Blvd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
11:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	1	0
11:15 AM	0	0	1	0	0	0	0	0	0	0	0	1	2	0
11:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	1	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	4
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	1	1	0	1	0	0	0	0	0	0	1	4	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



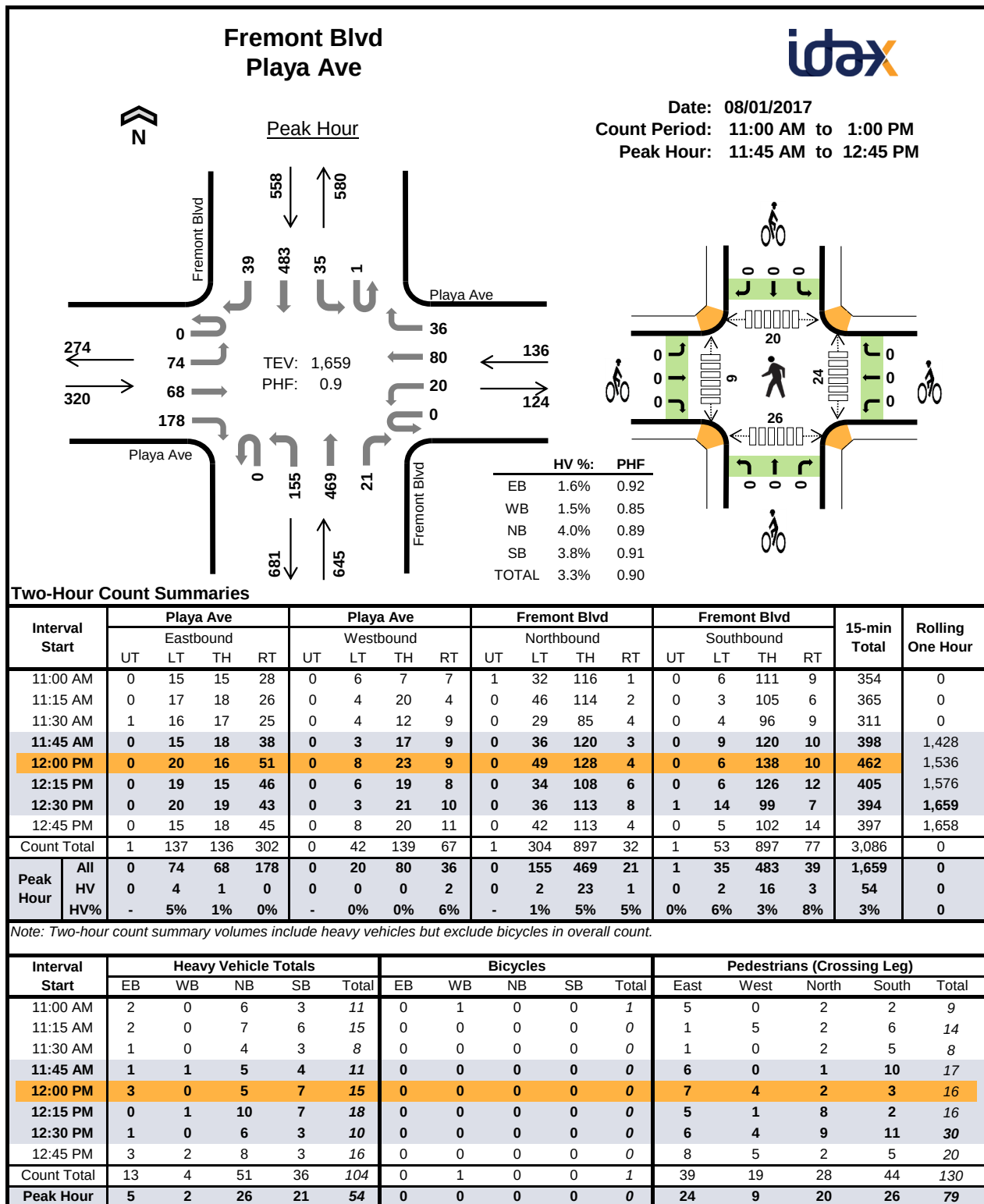
Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Playa Ave				Playa Ave				Del Monte Blvd				Del Monte Blvd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	2	0	0	2	4	0	0	0	2	0	10	0
4:15 PM	0	0	1	3	0	0	1	0	0	2	2	0	0	1	4	0	14	0
4:30 PM	0	0	1	4	0	0	1	0	0	1	3	0	0	0	1	0	11	0
4:45 PM	0	0	0	0	0	1	1	0	0	1	3	0	0	0	3	0	9	44
5:00 PM	0	0	2	1	0	0	2	0	0	2	2	1	0	0	5	0	15	49
5:15 PM	0	0	2	2	0	0	3	1	0	5	0	0	0	1	4	0	18	53
5:30 PM	0	0	1	3	0	0	1	0	0	1	3	0	0	0	3	0	12	54
5:45 PM	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3	48
Count Total	0	0	7	13	0	1	11	1	0	16	18	1	0	2	22	0	92	0
Peak Hour	0	0	5	7	0	1	7	1	0	9	8	1	0	1	13	0	53	0

Two-Hour Count Summaries - Bikes

Interval Start	Playa Ave			Playa Ave			Del Monte Blvd			Del Monte Blvd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	1	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	1	0	0	0	0	0	0	0	2	0	3	0
4:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	1	5
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:30 PM	0	1	1	0	0	0	0	0	0	0	0	0	2	3
5:45 PM	0	0	0	0	0	0	0	0	0	0	2	0	2	4
Count Total	0	2	3	0	0	0	0	0	0	0	4	0	9	0
Peak Hour	0	0	2	0	0	0	0	0	0	0	2	0	4	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



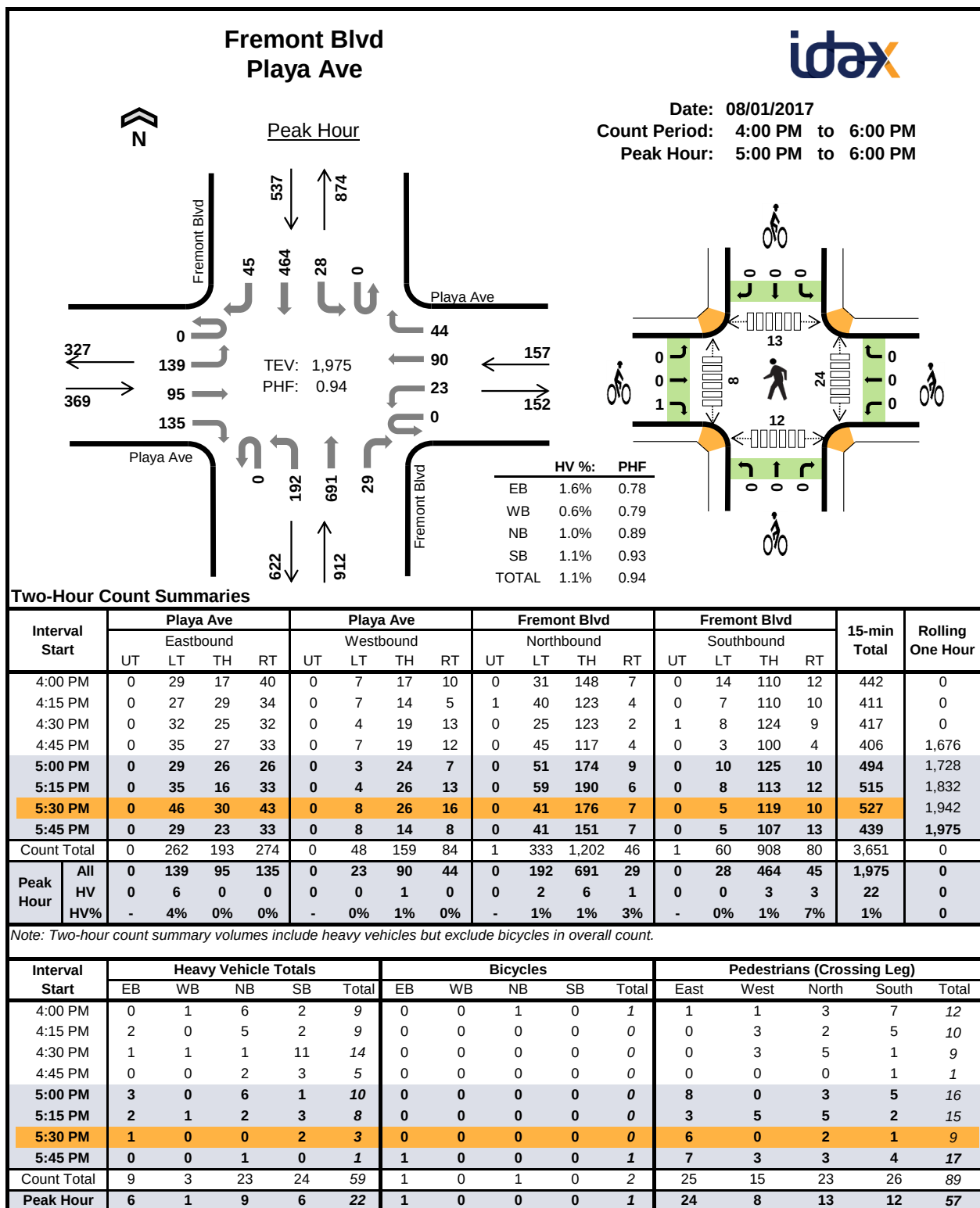
Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Playa Ave				Playa Ave				Fremont Blvd				Fremont Blvd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
11:00 AM	0	2	0	0	0	0	0	0	0	0	6	0	0	0	3	0	11	0
11:15 AM	0	1	1	0	0	0	0	0	0	1	6	0	0	0	4	2	15	0
11:30 AM	0	0	0	1	0	0	0	0	0	2	2	0	0	0	2	1	8	0
11:45 AM	0	0	1	0	0	0	0	1	0	0	5	0	0	0	4	0	11	45
12:00 PM	0	3	0	0	0	0	0	0	0	0	5	0	0	1	5	1	15	49
12:15 PM	0	0	0	0	0	0	0	1	0	2	7	1	0	0	6	1	18	52
12:30 PM	0	1	0	0	0	0	0	0	0	0	6	0	0	1	1	1	10	54
12:45 PM	0	2	0	1	0	0	0	2	0	2	6	0	0	1	2	0	16	59
Count Total	0	9	2	2	0	0	0	4	0	7	43	1	0	3	27	6	104	0
Peak Hour	0	4	1	0	0	0	0	2	0	2	23	1	0	2	16	3	54	0

Two-Hour Count Summaries - Bikes

Interval Start	Playa Ave			Playa Ave			Fremont Blvd			Fremont Blvd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
11:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	1	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



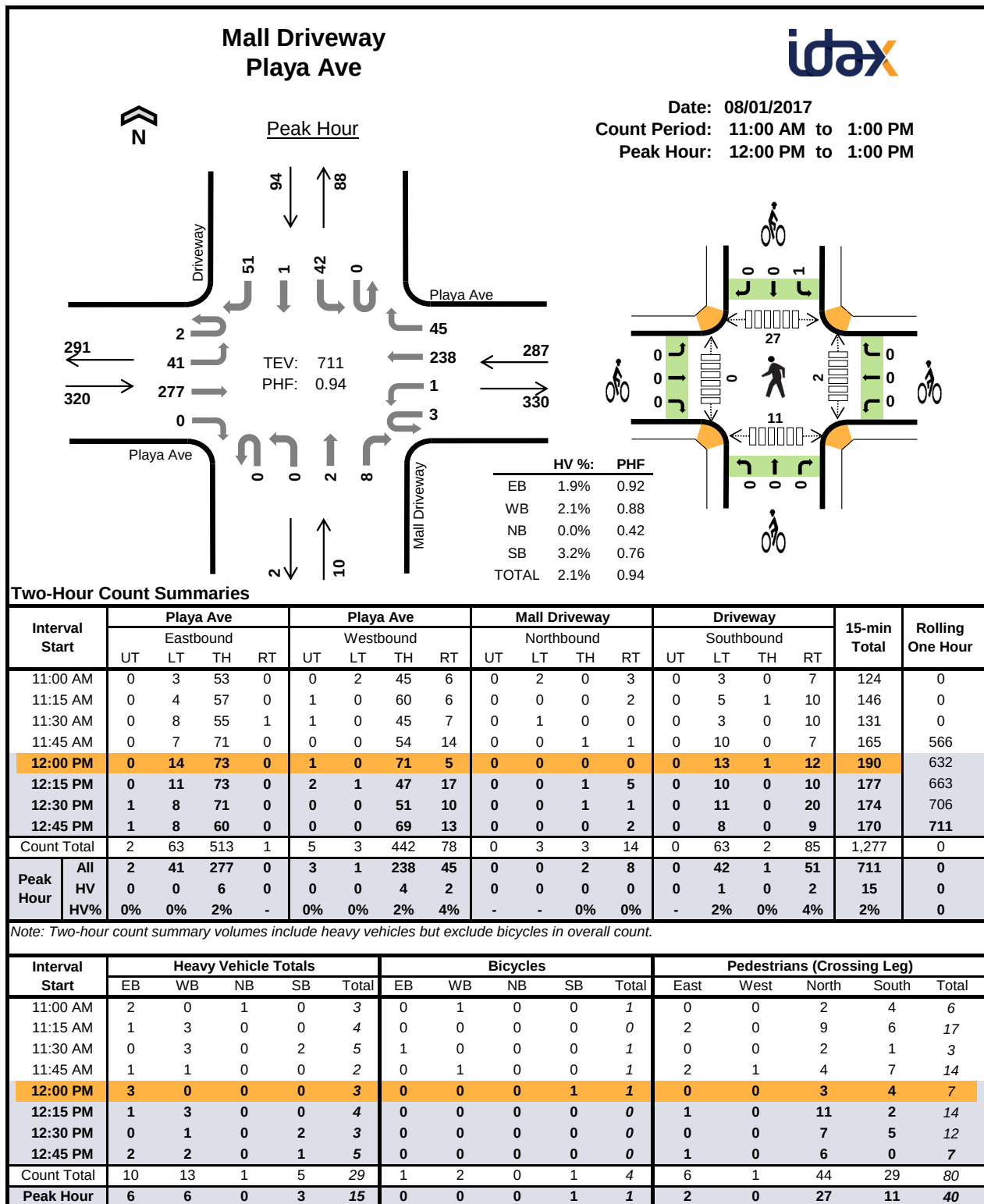
Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Playa Ave				Playa Ave				Fremont Blvd				Fremont Blvd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	1	0	0	0	1	5	0	0	0	1	1	9	0
4:15 PM	0	1	0	1	0	0	0	0	0	0	5	0	0	0	1	1	9	0
4:30 PM	0	1	0	0	0	0	0	1	0	0	1	0	0	1	9	1	14	0
4:45 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	3	0	5	37
5:00 PM	0	3	0	0	0	0	0	0	0	2	3	1	0	0	1	0	10	38
5:15 PM	0	2	0	0	0	0	1	0	0	0	2	0	0	0	1	2	8	37
5:30 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	3	26
5:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	22
Count Total	0	8	0	1	0	1	1	1	0	5	17	1	0	1	17	6	59	0
Peak Hour	0	6	0	0	0	0	1	0	0	2	6	1	0	0	3	3	22	0

Two-Hour Count Summaries - Bikes

Interval Start	Playa Ave			Playa Ave			Fremont Blvd			Fremont Blvd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	1	0	0	0	1	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	1	1
Count Total	0	0	1	0	0	0	0	0	1	0	0	0	2	0
Peak Hour	0	0	1	0	0	0	0	0	0	0	0	0	1	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



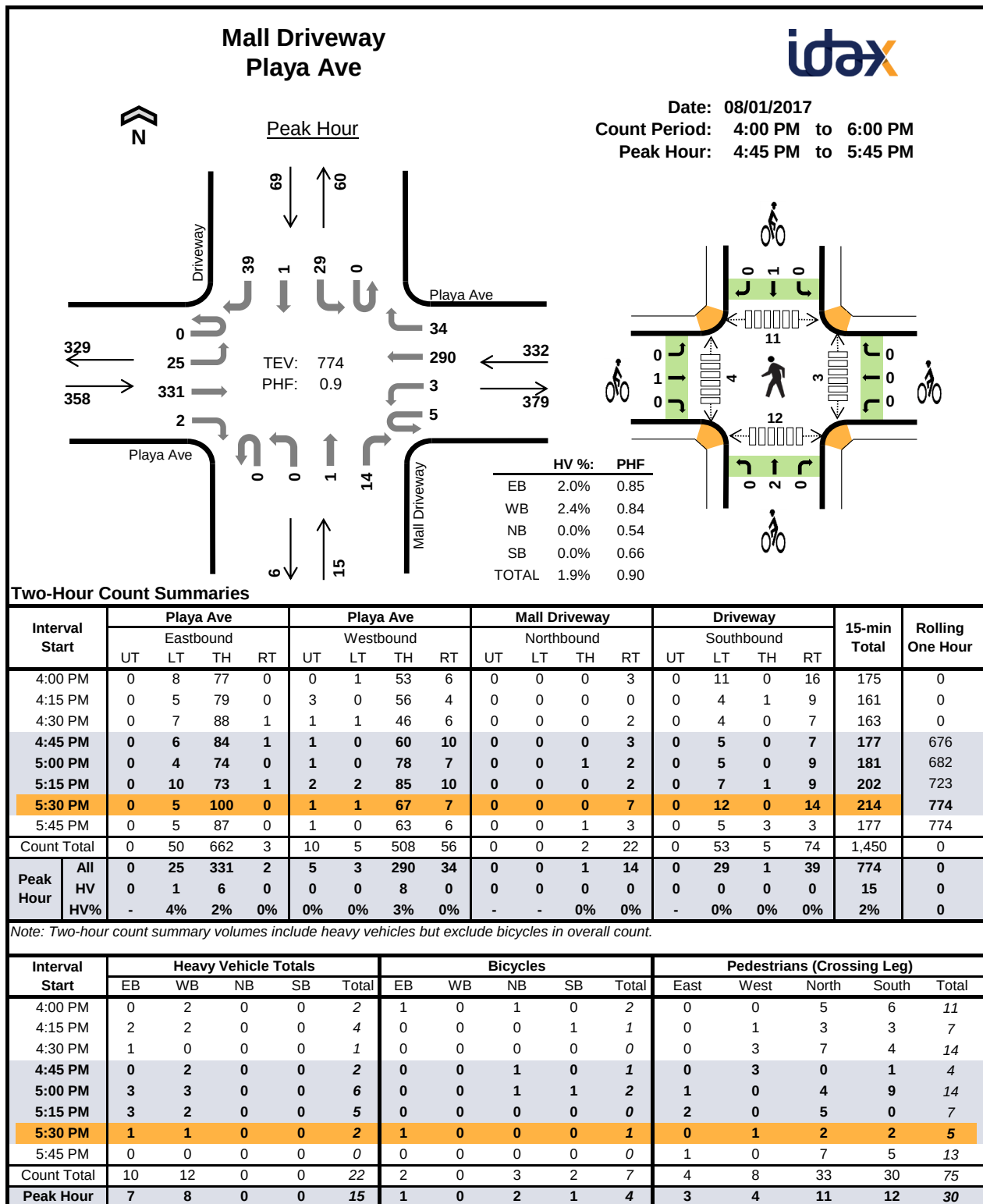
Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Playa Ave				Playa Ave				Mall Driveway				Driveway				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
11:00 AM	0	0	2	0	0	0	0	0	0	0	0	1	0	0	0	0	3	0
11:15 AM	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4	0
11:30 AM	0	0	0	0	0	0	2	1	0	0	0	0	0	0	1	0	5	0
11:45 AM	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2	14
12:00 PM	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	14
12:15 PM	0	0	1	0	0	0	2	1	0	0	0	0	0	0	0	0	4	14
12:30 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2	3	12
12:45 PM	0	0	2	0	0	0	1	1	0	0	0	0	0	0	1	0	5	15
Count Total	0	0	10	0	0	0	10	3	0	0	0	1	0	2	0	3	29	0
Peak Hour	0	0	6	0	0	0	4	2	0	0	0	0	0	1	0	2	15	0

Two-Hour Count Summaries - Bikes

Interval Start	Playa Ave			Playa Ave			Mall Driveway			Driveway			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
11:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	1	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	1	0
11:45 AM	0	0	0	0	1	0	0	0	0	0	0	0	1	3
12:00 PM	0	0	0	0	0	0	0	0	0	1	0	0	1	3
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	1	0	0	2	0	0	0	0	1	0	0	4	0
Peak Hour	0	0	0	0	0	0	0	0	0	1	0	0	1	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



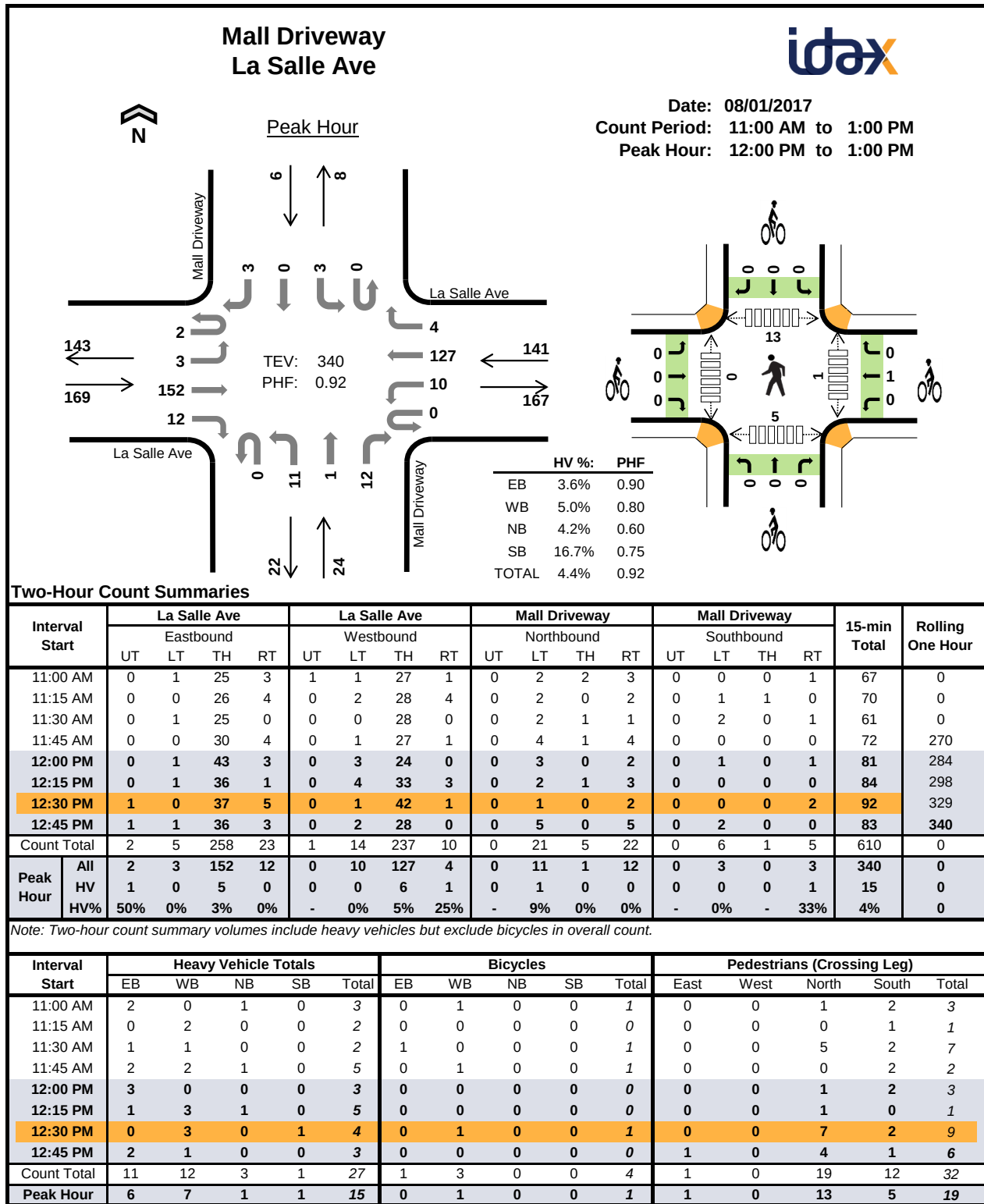
Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Playa Ave				Playa Ave				Mall Driveway				Driveway				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0
4:15 PM	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	4	0
4:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
4:45 PM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	9
5:00 PM	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	6	13
5:15 PM	0	1	2	0	0	0	2	0	0	0	0	0	0	0	0	0	5	14
5:30 PM	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2	15
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Count Total	0	1	9	0	0	0	12	0	0	0	0	0	0	0	0	0	22	0
Peak Hour	0	1	6	0	0	0	8	0	0	0	0	0	0	0	0	0	15	0

Two-Hour Count Summaries - Bikes

Interval Start	Playa Ave			Playa Ave			Mall Driveway			Driveway			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	0	1	0	0	0	0	0	1	0	0	0	0	2	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	1	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	1	0	0	0	0	1	4
5:00 PM	0	0	0	0	0	0	0	1	0	0	1	0	2	4
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	1	0	0	0	0	0	0	0	0	0	0	1	4
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Count Total	0	2	0	0	0	0	0	3	0	0	2	0	7	0
Peak Hour	0	1	0	0	0	0	0	2	0	0	1	0	4	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



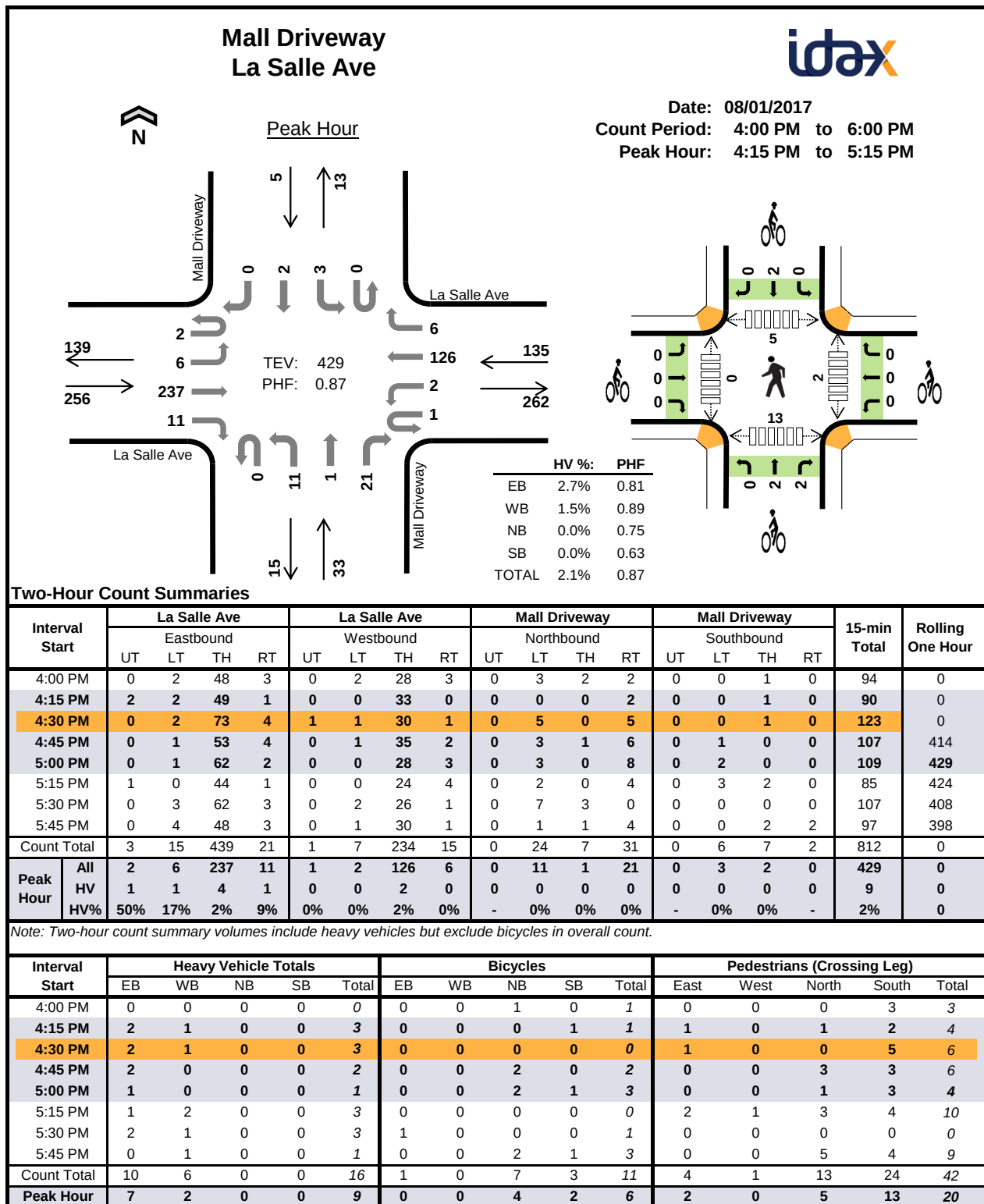
Two-Hour Count Summaries - Heavy Vehicles

Interval Start	La Salle Ave				La Salle Ave				Mall Driveway				Mall Driveway				15-min Total	Rolling One Hour	
	Eastbound				Westbound				Northbound				Southbound						
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
11:00 AM	0	0	2	0	0	0	0	0	0	1	0	0	0	0	0	0	0	3	0
11:15 AM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0
11:30 AM	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2	0
11:45 AM	0	0	1	1	0	0	2	0	0	1	0	0	0	0	0	0	0	5	12
12:00 PM	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	12
12:15 PM	0	0	1	0	0	0	2	1	0	1	0	0	0	0	0	0	0	5	15
12:30 PM	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	1	4	17	
12:45 PM	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3	15
Count Total	1	0	9	1	0	0	11	1	0	3	0	0	0	0	0	0	1	27	0
Peak Hour	1	0	5	0	0	0	6	1	0	1	0	0	0	0	0	0	1	15	0

Two-Hour Count Summaries - Bikes

Interval Start	La Salle Ave			La Salle Ave			Mall Driveway			Mall Driveway			15-min Total	Rolling One Hour	
	Eastbound			Westbound			Northbound			Southbound					
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT			
11:00 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0
11:45 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	1	3
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
12:30 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	1	2
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	1	0	2	1	0	0	0	0	0	0	0	0	4	0
Peak Hour	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



Two-Hour Count Summaries - Heavy Vehicles

Interval Start	La Salle Ave				La Salle Ave				Mall Driveway				Mall Driveway				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	3	0
4:30 PM	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	3	0
4:45 PM	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2	8
5:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	9
5:15 PM	0	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	3	9
5:30 PM	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	3	9
5:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	8
Count Total	1	1	7	1	0	0	6	0	0	0	0	0	0	0	0	0	16	0
Peak Hour	1	1	4	1	0	0	2	0	0	0	0	0	0	0	0	0	9	0

Two-Hour Count Summaries - Bikes

Interval Start	La Salle Ave			La Salle Ave			Mall Driveway			Mall Driveway			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	1	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	1	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	1	1	0	0	0	2	4
5:00 PM	0	0	0	0	0	0	0	1	1	0	1	0	3	6
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	5
5:30 PM	0	1	0	0	0	0	0	0	0	0	0	0	1	6
5:45 PM	0	0	0	0	0	0	0	0	2	0	1	0	3	7
Count Total	0	1	0	0	0	0	0	3	4	0	3	0	11	0
Peak Hour	0	0	0	0	0	0	0	2	2	0	2	0	6	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Driveway 1
8/1/2017
IDAX Data Solutions

Time	IN	OUT
11:00	0	0
11:15	0	0
11:30	0	0
11:45	0	1
12:00	0	0
12:15	0	0
12:30	0	0
12:45	0	0
4:00	0	0
4:15	0	0
4:30	0	0
4:45	0	0
5:00	0	0
5:15	0	0
5:30	0	0
5:45	0	0

Total	0	1
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Driveway 2
8/1/2017
IDAX Data Solutions

Time	IN	OUT
11:00	0	1
11:15	0	1
11:30	1	0
11:45	1	0
12:00	0	0
12:15	0	0
12:30	1	0
12:45	3	0
4:00	0	0
4:15	1	0
4:30	0	0
4:45	0	0
5:00	1	0
5:15	0	0
5:30	0	0
5:45	0	0

Total	8	2
-------	---	---

Driveway 4
8/1/2017
IDAX Data Solutions

Time	IN	OUT
11:00	0	0
11:15	0	0
11:30	0	0
11:45	0	0
12:00	0	0
12:15	0	0
12:30	0	1
12:45	0	0
4:00	0	0
4:15	1	0
4:30	1	0
4:45	1	0
5:00	0	0
5:15	0	0
5:30	0	0
5:45	0	0

Total	3	1
-------	---	---

Driveway 5
8/1/2017
IDAX Data Solutions

Time	IN	OUT
11:00	0	0
11:15	0	0
11:30	0	0
11:45	0	0
12:00	0	0
12:15	0	0
12:30	1	0
12:45	0	0
4:00	0	1
4:15	0	0
4:30	0	0
4:45	0	0
5:00	0	1
5:15	0	0
5:30	0	0
5:45	0	0

Total	1	2
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CITY OF SEASIDE STAFF REPORT

Item No.: 16.C.

TO: City Council

FROM: Craig Malin, City Manager

BY: Kimberly Drabner, Finance Director

DATE: July 2, 2020

**SUBJECT: CONSIDER ADOPTION OF A RESOLUTION TO APPROVE THE
PROPOSED 2020-21 FEE SCHEDULE**

PURPOSE & RECOMMENDATION

Adopt a resolution approving the Fiscal Year 2020-2021 Proposed Fee Schedule.

BACKGROUND

On February 20, 2014, the City Council adopted ordinance 1013 establishing guidelines for the future increase in charges for the cost of services. Annually, fees will be adjusted by the San Francisco-Oakland-San Jose (Bay Area) Urban Wage Earners and Clerical Workers Consumer Price Index (CPI-W) and may be passed with resolution. The CPI increase from April 2019 - April 2020 is 2.3%. The attached fee schedule includes this increase.

The departments have reviewed the proposed schedule. The Proposed Fee Schedule eliminates a waiver of all City of Seaside planning and building fees in the West Broadway Urban Village Specific Plan Area that were in place for a portion of the 2019-2020 fiscal year.

FISCAL IMPACT

Anticipated revenues from fee collections have been included in the 2020-2021

Proposed Budget.

ATTACHMENTS

1. Draft Resolution
 2. Proposed FY2020-2021 Fee Schedule
-

Reviewed for Submission to the
City Council by:

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by several horizontal strokes.

Craig Malin, City Manager

RESOLUTION NO. 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

ADOPTING THE 2020 - 2021 FEE SCHEDULE OF THE CITY OF SEASIDE

WHEREAS, the City Council of the City of Seaside has considered the Proposed 2020-2021 Fee Schedule; and

WHEREAS, the City Council has made any desired modifications to the Proposed 2020-2021 Fee Schedule.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Seaside adopts the 2020-2021 Fee Schedule. Fee increases will be effective July 19, 2020.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 2nd day of July, 2020 by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton, City Clerk

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF FINANCE & CITY CLERK FEES

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
FINANCE			
	Short Term Rental Application Fee		\$ 250
	Late Short Term Rental Application Renewal Fee		\$ 250
	Business License Application Fee	\$ 15	\$ 15
	Business License Schedule of License Fees	Municipal Code 5.04.20 - 5.04.10	Municipal Code 5.04.20 - 5.04.10
	Mailing List (per page)	.10 + cost of labels	\$0.10 + cost of labels
	City Budget-Paper	\$ 59	\$ 60
	Bingo Permit	\$ 59	\$ 60
	Delinquent Invoice-1st Notice	\$ 6	\$ 6
	Delinquent Invoice-2nd Notice	\$ 11	\$ 11
	Returned Check-1st	\$ 31	\$ 32
	Returned Check-2nd	\$ 36	\$ 37
CITY CLERK			
	Public Record Copies - standard 8.5" x 11", black and white	\$ 0.10	\$ 0.10
	Public Record Copies - Color or non-standard sizes	cost of duplication	cost of duplication
	Mailing copy of requested document or CD	Cost of duplication plus postage	Cost of duplication plus postage
	City Council Agenda mailing subscription (annual)		\$ 55
	City Council Agenda Packet (per packet)		\$0.10 per page
	Records on Thumb Drives		\$ 15
	Notary Fee (State Code) per signature	\$ 11	\$ 11

CITY OF SEASIDE						
BUILDING PLAN REVIEW AND INSPECTION						
	Fee	18/19 Fee	19/20 Adopted (3.7%)	20/21 Proposed (2.3%)	20/21 Adopted (2.3%)	Difference 20/21 - 19/20
BUILDING DIVISION FEES						
ADMINISTRATIVE CITATIONS						
First Offense		\$ 288	\$ 299	\$ 306	\$ 306	\$ 7
Repeated Violations		\$ 577	\$ 598	\$ 612	\$ 612	\$ 14
Work with out a Permit-Investigative Fee		Equal to Permit Fee not to exceed \$500	Equal to Permit Fee not to exceed \$500	Equal to Permit Fee not to exceed \$500	Equal to Permit Fee not to exceed \$500	Equal to Permit Fee-not to exceed \$500
Notice of Violation Recordation Fee		\$ 276	\$ 286	\$ 293	\$ 293	\$ 7
Notice of Violation Expungement Fee		\$ 276	\$ 286	\$ 293	\$ 293	\$ 7
New Address/Address Change		\$ 125	\$ 130	\$ 133	\$ 133	\$ 3
AB717 Training Fee		Cost	Cost	Cost	Cost	Cost
Certified Access Specialist (CASP) Plan Review Fee		Cost	Cost	Cost	Cost	Cost
SHORT TERM RENTAL FEES						
Inspection Fee	each			\$ 271	\$ 271	\$ 6
MINOR COMMERCIAL AND RESIDENTIAL IMPROVEMENT PROJECTS						
Application for Unreasonable Hardship Exceptions to Disabled Access Requirements (2 hour minimum)	per hour	\$ 1,099	\$ 1,140	\$ 1,166	\$ 1,166	\$ 26
Application Request for Substitution of Alternate Materials or Method (2 hour Minimum)	per hour	\$ 1,099	\$ 1,140	\$ 1,166	\$ 1,166	\$ 26
Board of Appeal Hearing Fee	each	Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage
Building-like Structures - Misc. Structures (ie, tanks, towers, silos, storage racks, etc.)	each	Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage
Canopy / Awning	per project	\$ 1,099	\$ 1,140	\$ 1,166	\$ 1,166	\$ 26
Cellular Tower / Antenna						
Attached	each	\$ 3,296	\$ 3,418	\$ 3,497	\$ 3,497	\$ 79
Detached	each	\$ 3,296	\$ 3,418	\$ 3,497	\$ 3,497	\$ 79
Equipment Shelter	each	\$ 1,648	\$ 1,709	\$ 1,748	\$ 1,748	\$ 39
Certification of Record	each	\$ 1,099	\$ 1,140	\$ 1,166	\$ 1,166	\$ 26
Commercial Accessibility Upgrade	each	\$ 1,099	\$ 1,140	\$ 1,166	\$ 1,166	\$ 26
Commercial Coach Installation	each	\$ 1,099	\$ 1,140	\$ 1,166	\$ 1,166	\$ 26
Deck or Patio (Covered) - Install/Replace/Repair		Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage
Engineered, first 300 s.f.	per project					
each additional 300 s.f.	per project					
Non-engineered, first 300 s.f.	per project					
each additional 300 s.f.	per project					
Deck or Patio (Uncovered) - Install/Replace/Repair		Based on type of use, type of construction and square footage			Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage
Engineered, first 300 s.f.	per project					
each additional 300 s.f.	per project					
Non-engineered, first 300 s.f.	per project					
each additional 300 s.f.	per project					
Deferred Submittal	per project					
Demolition	per project	\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Dry rot/Termite Repair	per project	\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Fence or Non-Engineered Wall	per project	\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Fireplace Retrofit / Chimney Repair	per project	\$ -	\$ -	\$ -	\$ -	\$ -
Flag, Light, or Sign Pole - Install / Replace	per project	\$ 1,099	\$ 1,140	\$ 1,166	\$ 1,166	\$ 26
Foundation Repair / Replace (includes piles, piers, or foundation-only systems under existing or partial construction)	per project	\$ 2,197	\$ 2,278	\$ 2,330	\$ 2,330	\$ 52
Greenhouse or Solarium						
< 200 sq ft	per project	\$ 1,099	\$ 1,140	\$ 1,166	\$ 1,166	\$ 26
200 - 1,000 sq ft	per project	\$ 2,197	\$ 2,278	\$ 2,330	\$ 2,330	\$ 52
> 1,000 sq ft	per project	\$ 2,747	\$ 2,849	\$ 2,915	\$ 2,915	\$ 66

CITY OF SEASIDE							
BUILDING PLAN REVIEW AND INSPECTION							
		Fee	18/19 Fee	19/20 Adopted (3.7%)	20/21 Proposed (2.3%)	20/21 Adopted (2.3%)	Difference 20/21 - 19/20
	Minor Repairs (for items otherwise not listed, for the purpose of reconstruction, renewal, or maintenance of any part of an existing structure - requiring not more than two inspections) (includes Mechanical equipment with structural modifications)	per project	\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
	Outsourced Plan Review Processing Fee	per hour	\$ 549	\$ 569	\$ 582	\$ 582	\$ 13
	Partition	per project	\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
	Pools and Spas - Commercial						
	Pool & Spa Combo	per project	\$ 2,197	\$ 2,278	\$ 2,330	\$ 2,330	\$ 52
	Pool - New Install	per project	\$ 2,197	\$ 2,278	\$ 2,330	\$ 2,330	\$ 52
	Pool - Remodel	per project	\$ 1,099	\$ 1,140	\$ 1,166	\$ 1,166	\$ 26
	Spa - New Install	per project	\$ 1,099	\$ 1,140	\$ 1,166	\$ 1,166	\$ 26
	Pools and Spas - Residential - Above Ground		\$ 173	\$ 179	\$ 183	\$ 183	\$ 4
	Registration of Abandoned Property		\$ 57	\$ 59	\$ 60	\$ 60	\$ 1
	Re-Plastering, or Wet Sand Blasting						
	< 20 sq ft	per project	\$ 823	\$ 853	\$ 873	\$ 873	\$ 20
	20 - 200 sq ft	per project	\$ 823	\$ 853	\$ 873	\$ 873	\$ 20
	> 200 sq ft	per project	\$ 823	\$ 853	\$ 873	\$ 873	\$ 20
	Re-Roof: \$157 for 1st 10 Squares. Add \$75 for each additional Squares		\$ 173	\$ 179	\$ 183	\$ 183	\$ 4
	Retaining Wall						
	Engineered	per project	\$ 346	\$ 359	\$ 367	\$ 367	\$ 8
	Non-Engineered	per project	\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
	Seismic Retrofit						
	< 5,000 Sq Ft	per project	\$ 2,471	\$ 2,562	\$ 2,621	\$ 2,621	\$ 59
	> 5,000 Sq Ft.	per project	\$ 3,570	\$ 3,702	\$ 3,787	\$ 3,787	\$ 85
	Stair Repair / Replace	per project	\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
	Siding / Stucco	per project	\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
	Sign						
	Non-Illuminated	per project	\$ 173	\$ 179	\$ 183	\$ 183	\$ 4
	Illuminated	per project	\$ 173	\$ 179	\$ 183	\$ 183	\$ 4
	Monument	per project	\$ 1,099	\$ 1,140	\$ 1,166	\$ 1,166	\$ 26
	Solar / PV System -						
	Residential Permit and Inspection-\$500 plus \$15 per kilowatt for each above 15kw	per project	Variable	Variable	Variable	Variable	Variable
	Non-Residential and commercial-\$1,000 plus \$7 per kilowatt for each kilowatt between 51kw and 250 kw, plus \$5 for every kilowatt above 250 kw	per project	Variable	Variable	Variable	Variable	Variable
	Substandard Structure Inspection (includes code enforcement report)	per project	\$ 1,099	\$ 1,140	\$ 1,166	\$ 1,166	\$ 26
	Certificate of Occupancy		\$ 189	\$ 196	\$ 201	\$ 201	\$ 5
	Temporary Certificate of Occupancy	per project	189 + deposit	\$196 + deposit	\$201 + deposit	\$201 + deposit	\$ 5
	Trailer Coach Tiedown Inspection	per project	\$ 1,099	\$ 1,140	\$ 1,166	\$ 1,166	\$ 26
	Garage Door Replacement		\$ 173	\$ 179	\$ 183	\$ 183	\$ 4
	Window / Door - Non-Structural						
	First 10 windows / doors	per project	\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
	each add'l 10 windows/doors	per project	\$ 87	\$ 90	\$ 92	\$ 92	\$ 2
	Window / Door - Structural						
	First 10 windows / doors	per project	\$ 346	\$ 359	\$ 367	\$ 367	\$ 8
	each add'l 10 windows/doors	per project	\$ 116	\$ 120	\$ 123	\$ 123	\$ 3
	Additional Plan Check required in excess of standard	per hour	\$261/Hour Minimum	\$271/Hour Minimum	\$277/Hour Minimum	\$277/Hour Minimum	\$ 6
	Additional Inspection required in excess of standard / Reinspection	per hour	\$261/Hour Minimum	\$271/Hour Minimum	\$277/Hour Minimum	\$277/Hour Minimum	\$ 6
	Plan Check outside of normal business hours or applicant requested fast-tracking (3 hour minimum)	per hour	\$ 1,648	\$ 1,709	\$ 1,748	\$ 1,748	\$ 39
	Plan Check outside of normal business hours or applicant requested fast-tracking (4 hour minimum)	per hour	\$ 2,197	\$ 2,278	\$ 2,330	\$ 2,330	\$ 52

CITY OF SEASIDE						
BUILDING PLAN REVIEW AND INSPECTION						
	Fee	18/19 Fee	19/20 Adopted (3.7%)	20/21 Proposed (2.3%)	20/21 Adopted (2.3%)	Difference 20/21 - 19/20
MECHANICAL, PLUMBING, AND ELECTRICAL PERMITS (Not associated with an existing building permit)						
Plan Review	per hour	\$ 549	\$ 569	\$ 582	\$ 582	\$ 13
Other Mechanical, Plumbing, or Electrical Inspections not otherwise listed below	per hour	\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Mechanical Permit Fees						
Install/Relocate each forced air or gravity-type furnace or burner (including attached ducts and vents)		\$ 346	\$ 359	\$ 367	\$ 367	\$ 8
Repair/alteration/addition to each heating appliance, refrigeration unit, cooling unit, absorption unit or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by code.		\$30/each w/ \$261 Minimum	\$31/each w/ \$271 Minimum	\$31/each w/ \$273 Minimum	\$31/each w/ \$273 Minimum	\$0 / \$2
Install, relocate each boiler or compressor, up to and including 3 HP, or each absorption system up to and including 100,000 Btu/hr		\$ 461	\$ 478	\$ 489	\$ 489	\$ 11
Each air-handling unit, including attached ducts. (Note: this fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere)		\$ 461	\$ 478	\$ 489	\$ 489	\$ 11
Each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit.		\$ 1,372	\$ 1,423	\$ 1,456	\$ 1,456	\$ 33
Residential - installation of each hood which is served by mechanical exhaust, including the ducts for such hood		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Commercial - installation of each hood which is served by mechanical exhaust, including the ducts for such hood		\$ 3,020	\$ 3,132	\$ 3,204	\$ 3,204	\$ 72
Each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in the code		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Plumbing and Gas Permit Fees						
Each plumbing fixture or trap or set of fixtures on one trap (including water, drainage, piping, and backflow protection therefore)		\$30/each w/ \$261 Minimum	\$31/each w/ \$271 Minimum	\$31/each w/ \$273 Minimum	\$31/each w/ \$273 Minimum	\$0 / \$2
Each building sewer		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Each water heater and/or vent		\$ 173	\$ 179	\$ 183	\$ 183	\$ 4
Installation, alteration, or repair of wall heater		\$ 173	\$ 179	\$ 183	\$ 183	\$ 4
Each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps		\$ 1,648	\$ 1,709	\$ 1,748	\$ 1,748	\$ 39
Installation, alteration, or repair of water piping and/or water treating equipment		\$261 - For single line	\$271 - For single line	\$277 - For single line	\$277 - For single line	\$ 6
Installation, alteration, or repair of gas piping and/or gas treating equipment		\$261 - For single line	\$271 - For single line	\$277 - For single line	\$277 - For single line	\$ 6
Repair or alteration of drainage or vent piping		\$261 - For single line	\$271 - For single line	\$277 - For single line	\$277 - For single line	\$ 6
		\$346 - For multiple lines	\$359 - For multiple lines	\$367 - For multiple lines	\$367 - For multiple lines	\$ 8
Each lawn sprinkler system on any one meter, including backflow protection devices		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Backflow devices not included in other fee services (e.g., building sewer) each unit		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Gas test		\$ 173	\$ 179	\$ 183	\$ 183	\$ 4
Sewer lateral test		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Electrical Permit Fees						
Temporary Power Service						
Temporary service power pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances		\$261 - If not incl. w/ new permit	\$271 - If not incl. w/ new permit	\$277 - If not incl. w/ new permit	\$277 - If not incl. w/ new permit	\$ 16
Temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lighting, Christmas tree sales lots, etc.		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
15 or 20 amp - each 10 circuits		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
25 to 40 amp circuits		\$ 823	\$ 853	\$ 873	\$ 873	\$ 20
50 to 175 amp circuits		\$ 823	\$ 853	\$ 873	\$ 873	\$ 20

CITY OF SEASIDE						
BUILDING PLAN REVIEW AND INSPECTION						
	Fee	18/19 Fee	19/20 Adopted (3.7%)	20/21 Proposed (2.3%)	20/21 Adopted (2.3%)	Difference 20/21 - 19/20
Receptacle, Switch and Lighting Outlets						
Receptacle, switch and lighting outlets at which current is used or controlled, except services, feeders and meters						
Each 10 (or portion thereof)		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Residential Appliances						
Fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens, counter mounted cooking tops, electric ranges, self-contained room console or through-wall air conditioners, space heaters, food waste grinders, dishwashers, washing machines, water heaters, clothes dryers, or other motor-operated appliances not exceeding one horsepower (HP) in rating.		\$11.04 each w/ \$162 Minimum	\$11.45 each w/ \$168 Minimum	\$11.53 each w/ \$169 Minimum	\$11.53 each w/ \$169 Minimum	\$0.08 / \$1
Non-residential Appliances						
Residential appliances and self-contained factory-wired nonresidential appliances, including medical and dental devices, food, beverage, and ice cream cabinets; illuminated show cases, drinking fountains, vending machines, laundry machines, or other		\$23.16 each w/ \$251 Minimum	\$24.02 each w/ \$260 Minimum	\$24.19 each w/ \$262 Minimum	\$24.19 each w/ \$262 Minimum	\$0.17 / \$2
Power Apparatus						
Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus, as follows: Note: these fees include all switches, circuit break		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Busways						
Trolley and plug-in-type busways - each 100 l.f. or fraction thereof (An additional fee will be required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in type busways. No fee is required for portable tools.		\$261 for each 100 feet	\$271 for each 100 feet	\$277 for each 100 feet	\$277 for each 100 feet	\$ 6
New Services or Additional Panels						
Services Note: An additional fee may apply (underground) or (overhead) to Power Company for reconnection or upgrade of any service		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
600 volts or less and not over 200 amperes in rating		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
600 volts or less and over 200 amperes in rating		\$ 346	\$ 359	\$ 367	\$ 367	\$ 8
600 volts or over 1,000 amperes in rating		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Miscellaneous Apparatus, Conduits, and Conductors						
Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is set forth. (This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs)		\$ 260	\$ 270	\$ 276	\$ 276	\$ 6
Plan review						
Hourly Rate		\$ 260	\$ 270	\$ 276	25% Original Fee	\$ 6
90 Day Plan Review Extension		25% Original Fee	25% Original Fee	25% Original Fee	25% Original Fee	

CITY OF SEASIDE
BUILDING DEPARTMENT
2020-21 Fees for New Construction, Additions and Major Remodels - Plan Check

Occupancy Type and Class	Fee Unit	Fire Rating Type I, II		Fire Rating Type IIA, III, IVA		Fire Rating Type IIB, IIB, IV, VB	
		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
	2						
LEVEL OF EFFORT		1.5		1.25		1	
Commercial Uses - Structural (All newly constructed, added, or structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
500	per project	\$ 4,698.61	\$ 1.04	\$ 3,132.41	\$ 0.70	\$ 2,505.93	\$ 0.56
2,000	per project	\$ 6,264.10	\$ 1.74	\$ 4,176.07	\$ 1.16	\$ 3,340.86	\$ 0.93
5,000	per project	\$ 11,483.12	\$ 1.46	\$ 7,655.42	\$ 0.97	\$ 6,124.33	\$ 0.78
10,000	per project	\$ 18,794.49	\$ 0.84	\$ 12,529.66	\$ 0.56	\$ 10,023.73	\$ 0.45
25,000	per project	\$ 31,322.67	\$ 1.25	\$ 20,881.78	\$ 0.84	\$ 16,705.42	\$ 0.67
Commercial Residential and Multifamily Residential Uses - (All newly constructed, added, or structurally remodeled space for residential occupancies classified as CBC Group R (except R-3), or other residential occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
1,000	per project	\$ 6,264.10	\$ 0.78	\$ 4,176.07	\$ 0.52	\$ 3,340.86	\$ 0.42
5,000	per project	\$ 9,397.24	\$ 0.94	\$ 6,264.83	\$ 0.63	\$ 5,011.86	\$ 0.50
10,000	per project	\$ 14,096.05	\$ 0.48	\$ 9,397.36	\$ 0.32	\$ 7,517.89	\$ 0.26
50,000	per project	\$ 33,409.96	\$ 0.33	\$ 22,273.31	\$ 0.22	\$ 17,818.64	\$ 0.18
100,000	per project	\$ 50,114.96	\$ 0.50	\$ 33,409.97	\$ 0.33	\$ 26,727.98	\$ 0.27
Attached and Detached Accessory and Utility Uses - (All newly constructed, added, or structurally remodeled space for utility and accessory occupancies classified as CBC Group U, or other utility and accessory occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
100	per project	\$ 260.91	\$ 2.61	\$ 173.94	\$ 1.74	\$ 139.15	\$ 1.39
200	per project	\$ 521.82	\$ 1.30	\$ 347.88	\$ 0.87	\$ 278.30	\$ 0.70
600	per project	\$ 1,043.65	\$ 1.30	\$ 695.77	\$ 0.87	\$ 556.62	\$ 0.70
1,000	per project	\$ 1,565.47	\$ 0.52	\$ 1,043.65	\$ 0.35	\$ 834.92	\$ 0.28
1,500	per project	\$ 1,826.38	\$ 0.52	\$ 1,217.59	\$ 0.35	\$ 974.07	\$ 0.28
2,000	per project	\$ 2,087.29	\$ 1.04	\$ 1,391.53	\$ 0.70	\$ 1,113.22	\$ 0.56

CITY OF SEASIDE
BUILDING DEPARTMENT
2020-21 Fees for New Construction, Additions and Major Remodels - Plan Check

Occupancy Type and Class	Fee Unit	Fire Rating Type I, II		Fire Rating Type IIA, III, IVA		Fire Rating Type IIB, IIB, IV, VB	
		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
	2						
LEVEL OF EFFORT		1.5		1.25		1	
Shell Buildings for all Commercial Uses - (The enclosure for all newly constructed, added, or structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
500	per project	\$ 5,111.98	\$ 1.46	\$ 3,407.98	\$ 0.97	\$ 2,726.39	\$ 0.78
2,000	per project	\$ 7,301.95	\$ 1.22	\$ 4,867.97	\$ 0.81	\$ 3,894.37	\$ 0.65
5,000	per project	\$ 10,953.95	\$ 0.88	\$ 7,302.63	\$ 0.58	\$ 5,842.11	\$ 0.47
10,000	per project	\$ 15,335.93	\$ 0.80	\$ 10,223.95	\$ 0.53	\$ 8,179.16	\$ 0.42
25,000	per project	\$ 27,263.18	\$ 1.09	\$ 18,175.45	\$ 0.73	\$ 14,540.36	\$ 0.58
Commercial Tenant Improvement - Non Structural - (Non-structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
500	per project	\$ 3,133.14	\$ 1.04	\$ 2,088.76	\$ 0.70	\$ 1,671.01	\$ 0.56
2,000	per project	\$ 4,698.61	\$ 0.78	\$ 3,132.41	\$ 0.52	\$ 2,505.93	\$ 0.42
5,000	per project	\$ 7,046.83	\$ 0.47	\$ 4,697.89	\$ 0.31	\$ 3,758.31	\$ 0.25
10,000	per project	\$ 9,397.24	\$ 0.42	\$ 6,264.83	\$ 0.28	\$ 5,011.86	\$ 0.22
25,000	per project	\$ 15,661.32	\$ 0.63	\$ 10,440.88	\$ 0.42	\$ 8,352.71	\$ 0.33
One and Two Family Dwellings - Model Home or Custom Plan Review - (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere)							
Square Footage:							
1,000	per project	\$ 8,614.50	\$ 1.57	\$ 5,743.00	\$ 1.04	\$ 4,594.40	\$ 0.83
2,500	per project	\$ 10,962.71	\$ 2.61	\$ 7,308.48	\$ 1.74	\$ 5,846.78	\$ 1.39
4,000	per project	\$ 14,878.60	\$ 4.05	\$ 9,919.07	\$ 2.70	\$ 7,935.25	\$ 2.16
6,000	per project	\$ 22,969.08	\$ 2.61	\$ 15,312.72	\$ 1.74	\$ 12,250.18	\$ 1.39
8,000	per project	\$ 28,189.53	\$ 3.52	\$ 18,793.02	\$ 2.35	\$ 15,034.42	\$ 1.88

CITY OF SEASIDE
BUILDING DEPARTMENT
2020-21 Fees for New Construction, Additions and Major Remodels - Plan Check

Occupancy Type and Class	Fee Unit	Fire Rating Type I, II		Fire Rating Type IIA, III, IVA		Fire Rating Type IIB, IIB, IV, VB	
		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
	2						
LEVEL OF EFFORT		1.5		1.25		1	
Residential Repeat / Subsequent Lot Plan Check	per project	\$ 417.46	N/A	\$ 417.46	N/A	\$ 417.46	N/A
One and Two Family Dwellings - Inspection - (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
1,000	per project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2,500	per project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4,000	per project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6,000	per project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8,000	per project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Structural Residential Remodels and Additions - (All newly constructed additions to, or structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
200	per project	\$ 1,304.56	\$ 1.30	\$ 869.71	\$ 0.87	\$ 695.77	\$ 0.70
600	per project	\$ 1,826.38	\$ 1.32	\$ 1,217.59	\$ 0.88	\$ 974.07	\$ 0.70
1,000	per project	\$ 2,354.79	\$ 1.03	\$ 1,569.86	\$ 0.69	\$ 1,255.89	\$ 0.55
1,500	per project	\$ 2,872.23	\$ 1.04	\$ 1,914.82	\$ 0.70	\$ 1,531.86	\$ 0.56
2,000	per project	\$ 3,394.05	\$ 1.70	\$ 2,262.70	\$ 1.13	\$ 1,810.16	\$ 0.91
Non-Structural Residential Remodels and Additions - (All newly constructed additions to, or non-structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
200	per project	\$ 1,043.65	\$ 1.30	\$ 695.77	\$ 0.87	\$ 556.62	\$ 0.70
600	per project	\$ 1,565.47	\$ 1.30	\$ 1,043.65	\$ 0.87	\$ 834.92	\$ 0.70
1,000	per project	\$ 2,087.31	\$ 1.04	\$ 1,391.54	\$ 0.70	\$ 1,113.23	\$ 0.56
1,500	per project	\$ 2,609.13	\$ 1.05	\$ 1,739.42	\$ 0.70	\$ 1,391.53	\$ 0.56
2,000	per project	\$ 3,133.14	\$ 1.57	\$ 2,088.76	\$ 1.04	\$ 1,671.01	\$ 0.84

CITY OF SEASIDE
BUILDING DEPARTMENT
2020-21 Fees for New Construction, Additions and Major Remodels - Inspection

Occupancy Type and Class	Fee Unit	Fire Rating Type I, II		Fire Rating Type IIA, III, IVA		Fire Rating Type IIB, IIB, IV, VB	
		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
	2						
LEVEL OF EFFORT		1.5		1.25		1	
Commercial Uses - Structural (All newly constructed, added, or structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule)							
Square Footage:							
500	per project	\$ 5,011.28	\$ 0.79	\$ 4,176.07	\$ 2.38	\$ 3,340.86	\$ 0.53
2,000	per project	\$ 6,193.50	\$ 1.83	\$ 7,741.87	\$ 2.29	\$ 4,129.00	\$ 1.22
5,000	per project	\$ 11,694.15	\$ 2.67	\$ 14,617.69	\$ 3.34	\$ 7,796.10	\$ 1.78
10,000	per project	\$ 25,058.14	\$ 0.78	\$ 31,322.67	\$ 0.97	\$ 16,705.42	\$ 0.52
25,000	per project	\$ 36,752.27	\$ 1.47	\$ 45,940.34	\$ 1.84	\$ 24,501.51	\$ 0.98
Commercial Residential and Multifamily Residential Uses - (All newly constructed, added, or structurally remodeled space for residential occupancies classified as CBC Group R (except R-3), or other residential occupancies not specifically addressed elsewhere in this Fee Schedule)							
Square Footage:							
1,000	per project	\$ 6,263.66	\$ 0.94	\$ 5,219.72	\$ 1.83	\$ 4,175.77	\$ 0.63
5,000	per project	\$ 10,022.55	\$ 1.50	\$ 12,528.19	\$ 1.88	\$ 6,681.70	\$ 1.00
10,000	per project	\$ 17,540.34	\$ 0.61	\$ 21,925.43	\$ 0.76	\$ 11,693.56	\$ 0.40
50,000	per project	\$ 41,763.55	\$ 0.47	\$ 52,204.44	\$ 0.58	\$ 27,842.37	\$ 0.31
100,000	per project	\$ 65,150.09	\$ 0.65	\$ 81,437.61	\$ 0.81	\$ 43,433.39	\$ 0.43
Attached and Detached Accessory and Utility Uses - (All newly constructed, added, or structurally remodeled space for utility and accessory occupancies classified as CBC Group U, or other utility and accessory occupancies not specifically addressed elsewhere in this Fee Schedule)							
Square Footage:							
100	per project	\$ 417.47	\$ 4.17	\$ 347.89	\$ 3.48	\$ 278.31	\$ 2.78
200	per project	\$ 834.92	\$ 0.52	\$ 695.77	\$ 1.52	\$ 556.62	\$ 0.35
600	per project	\$ 1,043.65	\$ 0.52	\$ 1,304.56	\$ 0.65	\$ 695.77	\$ 0.35
1,000	per project	\$ 1,252.38	\$ 0.83	\$ 1,565.47	\$ 1.04	\$ 834.92	\$ 0.56
1,500	per project	\$ 1,669.85	\$ 0.83	\$ 2,087.31	\$ 1.04	\$ 1,113.23	\$ 0.56
2,000	per project	\$ 2,087.30	\$ 1.04	\$ 2,609.13	\$ 1.30	\$ 1,391.53	\$ 0.70

CITY OF SEASIDE
BUILDING DEPARTMENT
2020-21 Fees for New Construction, Additions and Major Remodels - Inspection

Occupancy Type and Class	Fee Unit	Fire Rating Type I, II		Fire Rating Type IIA, III, IVA		Fire Rating Type IIB, IIB, IV, VB	
		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
	2						
LEVEL OF EFFORT		1.5		1.25		1	
Shell Buildings for all Commercial Uses - (The enclosure for all newly constructed, added, or structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
500	per project	\$ 7,517.79	\$ 2.51	\$ 6,264.83	\$ 5.22	\$ 5,011.86	\$ 1.67
2,000	per project	\$ 11,276.68	\$ 1.25	\$ 14,095.85	\$ 1.57	\$ 7,517.79	\$ 0.84
5,000	per project	\$ 15,035.59	\$ 0.75	\$ 18,794.49	\$ 0.94	\$ 10,023.73	\$ 0.50
10,000	per project	\$ 18,792.72	\$ 0.64	\$ 23,490.90	\$ 0.80	\$ 12,528.48	\$ 0.43
25,000	per project	\$ 28,399.57	\$ 1.14	\$ 35,499.46	\$ 1.42	\$ 18,933.05	\$ 0.76
Commercial Tenant Improvement - Non Structural - (Non-structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
500	per project	\$ 1,878.57	\$ 1.25	\$ 1,565.48	\$ 2.09	\$ 1,252.38	\$ 0.84
2,000	per project	\$ 3,758.89	\$ 0.83	\$ 4,698.61	\$ 1.04	\$ 2,505.93	\$ 0.56
5,000	per project	\$ 6,263.66	\$ 1.00	\$ 7,829.57	\$ 1.25	\$ 4,175.77	\$ 0.67
10,000	per project	\$ 11,276.68	\$ 0.42	\$ 14,095.85	\$ 0.52	\$ 7,517.79	\$ 0.28
25,000	per project	\$ 17,540.34	\$ 0.70	\$ 21,925.43	\$ 0.88	\$ 11,693.56	\$ 0.47

CITY OF SEASIDE
BUILDING DEPARTMENT
2020-21 Fees for New Construction, Additions and Major Remodels - Inspection

Occupancy Type and Class	Fee Unit	Fire Rating Type I, II		Fire Rating Type IIA, III, IVA		Fire Rating Type IIB, IIB, IV, VB	
		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
	2						
LEVEL OF EFFORT		1.5		1.25		1	
One and Two Family Dwellings - Inspection - (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule.							
Square Footage:							
1,000	per project	\$ 10,022.55	\$ 2.51	\$ 8,352.12	\$ 5.92	\$ 6,681.70	\$ 1.67
2,500	per project	\$ 13,781.45	\$ 3.34	\$ 17,226.82	\$ 4.18	\$ 9,187.64	\$ 2.23
4,000	per project	\$ 18,792.72	\$ 1.57	\$ 23,490.90	\$ 1.96	\$ 12,528.48	\$ 1.04
6,000	per project	\$ 21,925.43	\$ 1.57	\$ 27,406.78	\$ 1.96	\$ 14,616.95	\$ 1.04
8,000	per project	\$ 25,058.14	\$ 3.13	\$ 31,322.67	\$ 3.92	\$ 16,705.42	\$ 2.09
Structural Residential Remodels and Additions - (All newly constructed additions to, or structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule.							
Square Footage:							
200	per project	\$ 1,252.38	\$ 1.04	\$ 1,043.65	\$ 2.61	\$ 834.92	\$ 0.70
600	per project	\$ 1,669.85	\$ 1.04	\$ 2,087.31	\$ 1.30	\$ 1,113.23	\$ 0.70
1,000	per project	\$ 2,087.30	\$ 0.84	\$ 2,609.13	\$ 1.05	\$ 1,391.53	\$ 0.56
1,500	per project	\$ 2,506.51	\$ 1.67	\$ 3,133.14	\$ 2.09	\$ 1,671.01	\$ 1.11
2,000	per project	\$ 3,341.44	\$ 1.67	\$ 4,176.79	\$ 2.09	\$ 2,227.62	\$ 1.11
Non-Structural Residential Remodels and Additions - (All newly constructed additions to, or non-structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule.							
Square Footage:							
200	per project	\$ 1,252.38	\$ 1.04	\$ 1,043.65	\$ 2.61	\$ 834.92	\$ 0.70
600	per project	\$ 1,669.85	\$ 1.04	\$ 2,087.31	\$ 1.30	\$ 1,113.23	\$ 0.70
1,000	per project	\$ 2,087.30	\$ 0.84	\$ 2,609.13	\$ 1.05	\$ 1,391.53	\$ 0.56
1,500	per project	\$ 2,506.51	\$ 1.67	\$ 3,133.14	\$ 2.09	\$ 1,671.01	\$ 1.11
2,000	per project	\$ 3,341.44	\$ 1.67	\$ 4,176.79	\$ 2.09	\$ 2,227.62	\$ 1.11

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF PLANNING DEPARTMENT FEES

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
PLANNING DEPARTMENT FEES			
AMENDMENTS			
	General Plan Amendment	\$ 7,781	\$ 7,960
	Planned Unit Development Amendment (\$2,060 + \$103 per unit/lot ; used 40 unit lot for comparison) Planning PW/Eng	\$ 7,944	\$ 8,127
	Zoning Map Amendment	\$ 7,781	\$ 7,960
	Zoning Ordinance (text) Amendment	\$ 7,781	\$ 7,960
	Local Coastal Plan Amendment	\$ 7,781	\$ 7,960
	Use Permit Amendment	\$ 865	\$ 885
	Minor Use Permit Amendment	\$ 649	\$ 664
	Variance Amendment	\$ 865	\$ 885
	Minor Variance Amendment	\$ 649	\$ 664
	Design Review Amendment	\$ 649	\$ 664
	Tentative Parcel Map Amendment	\$ 649	\$ 664
	Tentative Subdivision (Tract) Map Amendment	\$ 3,526	\$ 3,607
	Sphere of Influence Amendment	\$ 1,730	\$ 1,770
	Master Sign Program Amendment	\$ 649	\$ 664
	Development Agreement Amendment	\$ 10,807	\$ 11,056
	Specific Plan Amendment- \$2,000 deposit	Cost	Cost
ANNEXATION			
	Application	\$ 10,807	\$ 11,056
APPEALS			
	Planning Commission (from ZA,BAR & Staff interpretation) PW/Eng - only if appeal involved Eng. condition, add fee	\$ 865 \$ 164	\$ 885 \$ 168
	City Council (from Planning Commission) PW/Eng - only if appeal involved Eng. condition, add fee	\$ 630 \$ 164	\$ 644 \$ 168
DESIGN/ARCHITECTURAL REVIEW			
	Residential		
	One and Two Family - New Construction Planning PW/Eng Fire	\$ 1,200	\$ 1,200
	One and Two Family - Addition that adds less than 50% of the structure Planning PW/Eng Fire	\$ 500	\$ 500
	Multi-family - New Construction Planning PW/Eng Fire	\$ 1,200	\$ 1,200
	Multi-family - Addition that adds less than 50% of the structure Planning PW/Eng Fire	\$ 650	\$ 665

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF PLANNING DEPARTMENT FEES

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
PLANNING DEPARTMENT FEES			
Commercial	New Construction (includes shell only)	\$ 1,500	\$ 1,500
	Planning		
	PW/Eng		
	Fire		
	Addition/Remodel that adds less than 50% of the structure	\$ 1,100	\$ 1,100
	Planning		
	PW/Eng		
	Fire		
	Exterior Façade (ex. Window, awning, exterior color change)	\$ 500	\$ 500
	Planning		
	Fire		
DEVELOPMENT AGREEMENTS			
	Application (includes modifications) - Deposit \$25,000	Actual Cost	Actual Cost
	Annual Review/Monitoring	\$ 865	\$ 885
ECONOMIC OPPORTUNITY PLAN			
	Unsolicited Proposal Review- Deposit \$500	Actual Cost	Actual Cost
ENVIRONMENTAL REVIEW			
	Environmental Impact Report	\$ 15,129	\$ 15,477
	Initial Study and Negative Declaration/Mitigated Negative Declaration	\$ 4,538	\$ 4,642
	Mitigated Monitoring	\$ 2,594	\$ 2,654
	Environmental Addendum	\$ 4,538	\$ 4,642
FENCING			
	Fence Exceptions	\$ 500	\$ 500
HISTORIC AND CULTURAL RESOURCE PRESERVATION			
	Historic Landmark Designation	\$ 3,243	\$ 3,318
	Certificate of Appropriateness review	\$ 1,730	\$ 1,770
	Certificate of Appropriateness review - demolition	\$ 1,730	\$ 1,770
	Certificate of Appropriateness review - disaster damage		
LIMITED TERM PERMITS			
	Commercial	\$ 250	\$ 250
	Planning		
	Fire		
	Non-Profit	\$ 100	\$ 100
	Planning		
	Fire		
	Filming Permits - Actual cost currently (no deposit)	\$ 822	\$ 841
	Planning		
	Fire		
	Christmas Tree/Pumpkin Lots (Profit)	\$ 822	\$ 841
	Special Events Application	\$ 108	\$ 110
	Neighborhood Block Party	\$ 25	\$ 25

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF PLANNING DEPARTMENT FEES

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
PLANNING DEPARTMENT FEES			
MISCELLANEOUS			
	Home Occupation Permit	\$ 71	\$ 73
	Garage Sale Permit	\$ 19	\$ 19
	Planning - Building Plan Review (incl. plan review and inspection)	\$ 217	\$ 222
	Planning - Re-inspection	\$ 217	\$ 222
PLANNED UNIT DEVELOPMENT			
	Planned Unit Development	\$ 7,781	\$ 7,960
PRE-APPLICATION REVIEW			
	One and Two Family Residential projects Planning PW/Eng	\$ 623	\$ 637
	Commercial and Multi-family projects (50,000 sq ft or less) Planning PW/Eng	\$ 976	\$ 998
	Commercial and Multi-family projects (> 50,000 sq ft) Planning PW/Eng	\$ 1,140	\$ 1,166
PRECISE PLAN (SPECIFIC PLAN)			
	Application	\$ 10,807	\$ 11,056
SIGN PERMITS			
	Sign Permit (BAR approval)-fixed signs	\$ 350	\$ 350
	Sign Permit (administrative approval; sign face change)	\$ 106	\$ 108
	Temporary Signs	\$ 106	\$ 108
	Master Sign Program	\$ 750	\$ 750
	Nonconforming Sign - exception request	\$ 1,082	\$ 1,107
SUBDIVISIONS			
	Tentative Parcel Map (up to 4 lots) Planning PW/Eng	\$ 5,193	\$ 5,312
	Tentative Subdivision (Tract) Map (4 or more lots) Planning PW/Eng	\$ 7,683	\$ 7,860
	Lot Line Adjustment Planning PW/Eng	\$ 1,520	\$ 1,555
	Lot Merger Planning PW/Eng	\$ 1,087	\$ 1,112
TIME EXTENSION REVIEW			
	Administrative	\$ 865	\$ 885
	Planning Commission	\$ 865	\$ 885
	Board of Architectural Review (BAR)	\$ 865	\$ 885

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF PLANNING DEPARTMENT FEES

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
PLANNING DEPARTMENT FEES			
USE PERMIT			
	Residential		
	One and Two Family Residential Planning PW/Eng	\$ 800	\$ 800
	Multi-family Residential Planning PW/Eng	\$ 1,000	\$ 1,000
	Commercial		
	Commercial (< 5K sq ft) Planning PW/Eng Fire	\$ 1,000	\$ 1,000
	Commercial (5K sq ft or greater) Planning PW/Eng Fire	\$ 1,500	\$ 1,500
	Other		
	Minor Use Planning PW/Eng	\$ 700	\$ 700
	Day Care (Large Family child or adult day care home 7-14 capacity, as defined in the CA Code of Regulations); (* includes 2 inspections) Planning Fire	\$ 513	\$ 513
VARIANCE			
	<i>Definition of a Minor Variance: a maximum reduction of up to 10% of: a. Distance between structures, b. Parcel dimension (not area), c. Setbacks, d. Structure height, e. On-site parking, loading and landscaping</i>		
	Residential		
	One and Two Family Residential Planning PW/Eng	\$ 2,675	\$ 2,737
	Minor One and Two Family Residential (<i>see above for definition of minor & examples</i>) Planning PW/Eng	\$ 2,675	\$ 2,737
	Multi-family Residential Planning PW/Eng	\$ 3,972	\$ 4,063
	Minor Multi-family Residential (<i>see above for definition of minor & examples</i>) Planning PW/Eng	\$ 2,675	\$ 2,737
	Commercial		
	Commercial Planning PW/Eng	\$ 2,777	\$ 2,841
	Minor Commercial (<i>see above for definition of minor & examples</i>) Planning PW/Eng	\$ 2,357	\$ 2,411

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF PLANNING DEPARTMENT FEES

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
PLANNING DEPARTMENT FEES			
OTHER FEES			
	Affordable Housing Agreement	\$ 1,730	\$ 1,770
	Mobilhome Park Conversions, Closures, and Cessation of Use Fee	\$ 1,730	\$ 1,770
	Deferred Completion Agreement	\$ 865	\$ 885
	Floodplain Development Permit	\$ 865	\$ 885
	Tentative Parcel Map Waiver	\$ 1,730	\$ 1,770
	gg	\$ 1,730	\$ 1,770
	Real Property Disclosure Report	\$ 150	\$ 153
LAND USE APPEALS			
	Non-Applicant	\$ 3,243	\$ 3,318
	Applicant	\$ 3,458	\$ 3,538
	Administrative Review for Radio, Satellite and Dish Antennas	\$ 865	\$ 885
	Grand Opening and Promotional Banner / Temporary Sign	\$ 108	\$ 110
	Sign Permit (Over-the-counter)	\$ 217	\$ 222
ZONING COMPLIANCE PLAN CHECK:			
	Over the Counter (Replacement In Kind)	\$ 108	\$ 110
	Over the Counter (Minor)	\$ 108	\$ 110
	Zoning Confirmation Letter	\$ 865	\$ 885
	Advanced Planning Surcharge:		
	(Charged on all new construction for building plans (e.g. additions, new buildings), pw/eng, fire permits, and development applications)	0.3% of building valuation	0.3% of building valuation
HOURLY RATES			
	Planning Services	\$ 217	\$ 222
	For services requested of City staff which have no fee listed in this fee schedule, the City Manager of the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers (e.g. Consultants) if required to process the specific application.		

**CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF ENGINEERING DIVISION FEES**

		19/20 Adopted	20/21 Proposed	Notes
ENGINEERING DIVISION FEES				
1.0	BUILDING PERMIT PROCESSING - see 4.1c, 9 & 10 for possible add'l fees			
1.1	Plan Review (includes grading, infrastructure, public improvements)			
a	One and Two Family Residential	\$ 83	\$ 85	
b	Commercial and Multi-family Residential up to 1 acre- (Minimum Non-Refundable Deposit of \$350)	Actual Cost	Actual Cost	d
c	Commercial and Multi-family Residential > 1 acre-Minimum Non-Refundable Deposit of 5% of Estimated Site Improvement Costs (Costs associated with site work, grading, drainage & sewer utility)	Actual Cost	Actual Cost	d
1.2	Inspection (includes grading, infrastructure, public improvements)			
a	One and Two Family Residential-Minimum Non-Refundable Deposit of 5% of Estimated Site Improvement Cost (grading, drainage, sewer)	Actual cost	Actual cost	d
b	Commercial and Multi-family Residential up to 1 acre-Minimum Non-Refundable Deposit of 5% of Estimated Site Improvement Cost (grading, drainage, sewer)	Actual cost	Actual cost	d
c	Commercial and Multi-family Residential > 1 acre-Minimum Non-Refundable Deposit of 5% of Estimated Site Improvement Cost (grading, drainage, sewer)	Actual cost	Actual cost	d
2.0	ENCROACHMENT PERMIT			
	Plan Check - Standard	\$ 168	\$ 172	
	Sewer Connection (each) (incl 2 visits)	\$ 335	\$ 343	
	Utility Line Installations (ex. Water,power) - Up to 200 LF (incl 2 visits)	\$ 335	\$ 343	
	Utility Line Installations - > 200 LF (each 200 LF)	\$ 250	\$ 256	
	Pavement Restoration (0-100 sf) \$30/sf with a minimum non-refundable deposit of \$750	Actual Cost	Actual Cost	a
	Pavement Restoration (>100 sf) \$20/sf with a minimum non-refundable deposit of \$2,020	Actual Cost	Actual Cost	b
	Curb/Gutter (per 200 LF)	\$ 250	\$ 256	
	Sidewalk (repair and replace) (per 200 LF)	\$ 250	\$ 256	
	Driveway (repair and replace) (per opening)	\$ 250	\$ 256	
	Right-of-Way Access/Entry (ex. Roofers, scaffolding, temporary construction barrier)	\$ 250	\$ 256	
	Right-of-Way Construction/ Portable Unit (per every 2 weeks) - (ex. dumpster, storage bin)	\$ 45	\$ 45	
	Traffic Control/ Lane Closure (per set-up and per day of implementation; each set-up requires a separate inspection) - Actual Cost; Minimum \$45 + \$45 per day (except residential street)	Actual cost	Actual cost	d
	Traffic Control - Traffic Signal operation call-out	\$300/visit	\$300/visit	
	Encroachment Permit Depositor Bond- (improvements <\$25,000)	\$ 1,000	\$ 1,000	
	Public Improvements > \$25,000, 100% cost of public improvements	100%	100%	
2.1	Transportation Permit (maximum set by state law)			
	Single Trip	\$ 16	\$ 16	
3.0	MAPS			
	(see also Planning Subdivisions for add'l fees; see also 4.2 and 4.3			
	Lot Line Adjustment (includes 2 reviews)- Minimum Non-Refundable Deposit of \$1200	Actual cost	Actual cost	d
	Lot Merger (includes 2 reviews)-Minimum Non-Refundable Deposit of \$1,500	Actual cost	Actual cost	d
	Tentative Parcel Map (up to 4 lots)-Minimum Non-Refundable Deposit of \$1,500	Actual cost	Actual cost	d
	Tentative Subdivision (Tract) Map-Minimum Non-Refundable Deposit of \$3,500	Actual cost	Actual cost	d
	Final Parcel Map (1-4 lots) -Minimum Non-Refundable Deposit of \$1,500	Actual cost	Actual cost	d
	Final Subdivision (Tract) Map-Minimum Non-Refundable Deposit of \$3,500	Actual cost	Actual cost	d
	Map Additional Review- Minimum Non-Refundable Deposit of \$225	Actual cost	Actual cost	d

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF ENGINEERING DIVISION FEES

		19/20 Adopted	20/21 Proposed	Notes
ENGINEERING DIVISION FEES				
4.0	DEVELOPMENT PLAN REVIEW AND INSPECTION			
4.1	Improvement Plan Review			
a	Improvement Plan Check (1/2 hr max)	No cost	No cost	
b	Improvement Plan Check (each additional 1/2 hr, minimum non-refundable deposit of \$151)	Hourly Rate	Hourly Rate	c
c	Improvement Inspection (Minimum Non-Refundable Deposit of \$151)	Hourly Rate	Hourly Rate	c
4.2	Hydrology/ Hydolic Studies Review			
a	Hydrology/Hydraulic Studies (0-20 acres) - Minimum Non-Refundable Deposit of \$1,200	Actual Cost	Actual Cost	d
b	Hydrology/Hydrolic Studies (>-20 acres)- Minimum Deposit of \$2,000	Actual Cost	Actual Cost	d
4.3	Sewer Studies Review			
a	Sewer Studies (0-5 units)- Minimum Non-Refundable Deposit of \$1,500	Actual Cost	Actual Cost	d
b	Sewer Studies (>5 units) - Minimum Non-Refundable Deposit of \$2,000	Actual Cost	Actual Cost	d
4.4	Boarch of Architectual Review - see 9 & 10 for possible add'l fees			
	Residential			
a	One and Two Family - New Construction	\$ 83	\$ 85	
	One and Two Family - Addition that adds less than 50% of the structure	\$ 83	\$ 85	
	Multi-family - New Construction	\$ 168	\$ 172	
	Multi-family - Addition that adds less than 50% of the structure	\$ 168	\$ 172	
	Commercial			
b	New Construction (includes shell only)	\$ 168	\$ 172	
	Addition/Remodel that adds less than 50% of the structure	\$ 168	\$ 172	
5.0	OTHER FEES			
	Encroachment Agreements - Minimum Non-Refundable Deposit of \$600	Actual Cost	Actual Cost	d
	Abandonment/Vacation (Modifications/Processing) - \$3000 Non-Refundable Deposit	Actual Cost	Actual Cost	d
	Board Up Houses	Actual Cost	Actual Cost	d
	Commemorative Sign Application	\$ 54	\$ 55	
	Monument Placement-Minimum Non-Refundable Deposit of \$2,000	Actual Cost	Actual Cost	d
6.0	TRAFFIC ADVISORY			
	Traffic Advisory Committee Request	\$ 60	\$ 61	
7.0	SEWER SERVICES			
	Sewer Line Overflow Response - (Regular Business Hours) Rate plus Materials- 1Hr Minimum	\$208.72/hr	\$214/hr	
	(Outside Regular Business Hours) Rate plus Materials	\$449.58/hr	\$460/hr	
8.0	STREET MAINTENANCE			
	Marking Curb - per curb (20 ft maximum length)	\$ 427	\$ 437	
	Installation of one sign	\$ 427	\$ 437	
9.0	STORM WATER			
9.1	STORMWATER CONTROL PLAN- New or Replaced Impervious Surface			
a	Pre-review Meeting	\$ 168	\$ 172	
b	Small Project (includes 2 reviews) - 2,500 - 5,000 Sq Ft. (TIER 1)	\$ 335	\$ 343	
c	Small Project (each additional review) - 2,500 - 5,000 Sq Ft	\$ 83	\$ 85	

CITY OF SEASIDE
 MASTER FEE SCHEDULE
 SCHEDULE OF ENGINEERING DIVISION FEES

		19/20 Adopted	20/21 Proposed	Notes
ENGINEERING DIVISION FEES				
d	Medium Project (includes 2 reviews) - 5,000 - 15,000 Sq Ft- Minimum Non-Refundable Deposit \$4,000 (TIER 2)	Actual Cost	Actual Cost	d

**CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF ENGINEERING DIVISION FEES**

		19/20 Adopted	20/21 Proposed	Notes
ENGINEERING DIVISION FEES				
	e	Medium Project (each additional review) - 5,000 - 15,000 Sq Ft-	Actual Cost	d
	f	\$9,600 (TIER 3 &4)	Actual Cost	
	g	Large Project (each additional review) - > 15,000 Sq Ft	Actual Cost	d
	h	Inspection of privately maintained post-construction treatment devices	\$ 168	\$ 172
	i	Response to clean up of a foreign material dumped or washed into a storm drain - (Regular Business Hours) Rate plus Materials- 1Hr Minimum	\$208.72/hr	\$214/hr
		(Outside Regular Business Hours) Rate plus Materials	\$449.58/hr	\$460/hr
10.0	STORMWATER POLLUTION PREVENTION PLAN(SWPPP) REVIEW AND INSPECTION			
		Storm Water Pollution Prevention (SWPPP)-applies to soil disturbance greater than 1 acre - Minimum Non-Refundable Deposit \$500	Actual Cost	Actual Cost
		SWPPP Inspections - Minimum Non-Refundable Deposit \$281	Actual Cost	Actual Cost
11.0	TREE PERMITS			
		(Required on private property for trimming or removal)		
		1-5 trees	\$ 108	\$ 110
12.0	PLANNING COMMISSION REVIEW-DEVELOPMENT APPLICATIONS			
12.1	AMENDMENTS			
		General Plan Amendment	\$ 168	\$ 172
		Planned Unit Development Amendment	\$ 168	\$ 172
		Zoning Map Amendment	\$ 168	\$ 172
		Zoning Ordinance (text) Amendment	\$ 168	\$ 172
		Local Coastal Plan Amendment	\$ 168	\$ 172
		Use Permit Amendment	\$ 83	\$ 85
		Minor Use Permit Amendment	\$ 83	\$ 85
		Design Review Amendment	\$ 168	\$ 172
		Tentative Parcel Map Amendment-Minimum Non-Refundable Deposit \$1,000	Actual Cost	Actual Cost
		Tentative Subdivision (Tract) Map Amendment- Minimum Non-Refundable Deposit \$1,500	Actual Cost	Actual Cost
12.2	APPEALS			
		Planning Commission (from ZA,BAR & Staff interpretation)	\$ 168	\$ 172
		City Council (from Planning Commission)	\$ 168	\$ 172
12.3	VARIANCE			
a	Residential			
		One and Two Family Residential	\$ 83	\$ 85
		Multi-family Residential	\$ 83	\$ 85
b	Commercial			
		Commercial (> 5,000 square feet)	\$ 336	\$ 348
		Minor Commercial (, 5,000 square feet)	\$ 169	\$ 175
13.0	HOURLY RATES			
		Engineering Services	\$ 302	\$ 313
		Engineering Services - after business hours (OT, 2 hour minimum)	\$ 336	\$ 348
		For services requested of City staff which have no fee listed in this fee schedule, the City Manager of the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.		
a	Estimated cost for City to perform paving is \$30/sf. Fee is calculated by			
b	Estimated cost for City to perform paving is \$20/sf. Fee is calculated by			

**CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF ENGINEERING DIVISION FEES**

		19/20 Adopted	20/21 Proposed	Notes
ENGINEERING DIVISION FEES				
c	See section 13 for Engineering Services hourly rates.			
d	The minimum non-refundable deposit is charge for City to perform initial work. If cost for staff time exceeds minimum deposit, additional charges will accrue at actual cost. See Section 13 for staff costs.			

**CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF WATER RATES & FEES**

Monthly Meter Charges

Effective 1/1/2020 - 1/1/2021	
Meter Size	Total Rate
3/4" or less	\$30.00
1 Inch Meter	\$50.00
1.5 Inch Meter	\$99.99
2 Inch Meter	\$159.99
3 Inch Meter	\$299.98
4 Inch Meter	\$499.97
6 Inch Meter	\$999.94

Effective 1/1/2021 - 1/1/2022	
Meter Size	Total Rate
3/4" or less	\$34.50
1 Inch Meter	\$57.50
1.5 Inch Meter	\$114.99
2 Inch Meter	\$183.99
3 Inch Meter	\$344.98
4 Inch Meter	\$574.96
6 Inch Meter	\$1,149.93

The Monthly meter charges are composed of two parts; a fixed rate determined by water meter size and a variable rate determined by water use. Fixed rates are increased according to capacity ratios determined by the American Water Association.

**CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF WATER RATES & FEES**

VOLUMETRIC RATES & TIER ALLOWANCES

Allocations per Month [1]	Effective 1/1/2020 - 1/1/2021	(\$/ccf)	Tier 1 \$8.00	Tier 2 \$14.60
	Effective 1/1/2021 - 1/1/2022	(\$/ccf)	Tier 1 \$9.30	Tier 2 \$16.00
Single Family Residential (per dwelling)		(ccf)	0 to 4.9	4.9 +
Multifamily #1 (per meter) – Del Monte Manor		(ccf)	0 to 816.5	816.5 +
Multifamily #2 (per meter) – Villa Del Monte		(ccf)	0 to 206.7	206.7 +
School #1 (per student) – Martin Luther King		(ccf)	0.5714	0.5714 +
School #2 (per student) – Highland Elementary		(ccf)	0.5864	0.5864 +
School #3 (per student) – International School of Monterey		(ccf)	0.5357	0.5357 +
Church #1 (per meter) – Greater Victory Temple		(ccf)	0 to 26.2	26.2 +
Church #2 (per meter) – Seventh Day Adventist		(ccf)	0 to 4.9	4.9 +
Fire Department		(ccf)	0 to 4.9	4.9 +

ccf = 100 cubic feet = 748 gallons

[1]The first tier collects variable expenses from each customer class according to their Natural Safe Yield (NSY) allowance as allocated by the Seaside Basin Watermaster. The second tier of water rates recovers the cost of exceeding the NSY assessment. Each customer class is allocated Tier 1 water use according to an equitable distribution of the NSY of groundwater for the City of SEaside / Seaside Municipal Water System.

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF WATER RATES & FEES

Water Fees			
Service		20/21 Proposed	
Reconnection Fees:			
During Business Hours		\$50.00	
After Business Hours		\$150.00	
Late Fee		\$16.00	
Deconstruction of Water Meter		Actual Cost (minimum \$251.17)	
Removal of Lock (cutting off)		\$101.00	
Install new water service		Actual Cost (minimum deposit \$3,000)	
Deconstruction of Curb Stop		Actual Cost (minimum \$926.22)	
Water Meter Testing Charge		\$643.00	
Water Tank Key Card Replacement		\$100.00	

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF RECREATION DIVISION FEES

		19/20 Adopted (3.7%)	19/20 Adopted (3.7%)	20/21 Proposed (2.3%)	20/21 Proposed (2.3%)
Fee Service		Resident Fees	Non Resident Fees	Resident Fees	Non Resident
Preschool Programs					
Fees per class--No increase for 20/21		\$8.25	\$10.00	\$8.25	\$10.00
Family - per month					
After School Program					
Individual - per month		\$29.25	\$36.00	\$30.00	\$36.75
Family - per month		20% discount to siblings residing in same household	20% discount to siblings residing in same household	20% discount to siblings residing in same household	20% discount to siblings residing in same household
Intercession Day Camp Program					
Full Day - Sports/Day Camp-No increase for 20/21		\$97.00	\$120.75	\$97.00	\$120.75
3 hours Sports/Day Camp-No increase for 20/21		\$21.00	\$26.25	\$21.00	\$26.25
1/2 day camp (Playland)-No increase for 20/21		\$41.75	\$52.25	\$41.75	\$52.25
Youth Sports					
Tennis per class-No increase for 20/21		\$5.75	\$7.00	\$5.75	\$7.00
Contract Classes Programs					
Classes - subjects, schedules and cost vary depending on community interests, availability of instructors, facilities and materials					
Special Events Programs					
Vendor (Flea Market/Craft)		\$53.75	\$67.25	\$55.00	\$68.75
Commercial-No increase for 20/21		\$71.00	\$89.00	\$71.00	\$89.00
Facility Rentals - Oldemeyer					
Oldemeyer Auditorium Per hour charge		\$109.75	\$136.25	\$122.50	\$139.50
Barbecue Facility - No increase for 20/21		\$52.25	\$65.50	\$52.25	\$65.50
Deposit due day of center rental-No increase for 20/21		\$591.25	\$738.75	\$591.25	\$738.75
Alcohol Deposit - 25% non refundable-No increase for 20/21		\$575.50	\$719.50	\$575.50	\$719.50
VFW - Friday 5-11 pm-No increase for 20/21		\$374.25	\$467.25	\$374.25	\$467.25
Avenue of Flags - Sunday 5-11 pm-No increase for 20/21		\$325.50	\$406.50	\$325.50	\$406.50
Facility Rental- Soper					
Soper Field Community Center					
Large Meeting Room (3 hour minimum)		\$58.00	\$72.75	\$59.25	\$74.50
Room Deposit - total-No increase for 20/21		\$314.00	\$392.50	\$314.00	\$392.50
Non-refundable portion (25%)--No increase for 20/21		\$78.50	\$98.25	\$78.50	\$98.25
Refundable portion (75%)--No increase for 20/21		\$235.50	\$294.50	\$235.50	\$294.50
Alcohol Deposit - 25% non refundable-No increase for 20/21		\$575.50	\$719.50	\$575.50	\$719.50
Private Rental Fees- Oldemeyer					
0-3 hrs. (per hour)--No increase for 20/21		\$68.00	\$84.75	\$68.00	\$84.75
Every hour over 3 (per hour)--No increase for 20/21		\$31.25	\$39.25	\$31.25	\$39.25
Seahorse Room Rental					
0-3 hrs. (per hour)--No increase for 20/21		\$43.75	\$55.00	\$43.75	\$55.00
Every hour over 3 (per hour)--No increase for 20/21		\$20.00	\$24.50	\$20.00	\$24.50
Seaside Room					
0-3 hrs. (per hour)--No increase for 20/21		\$43.75	\$55.00	\$43.75	\$55.00
Every hour over 3 (per hour)--No increase for 20/21		\$20.00	\$24.50	\$20.00	\$24.50
Blackhorse Room/Senior					
0-3 hrs. (per hour)--No increase for 20/21		\$54.50	\$68.00	\$54.50	\$68.00
Every hour over 3 (per hour)--No increase for 20/21		\$24.00	\$29.75	\$24.00	\$29.75
Bayonet Room Rental					
0-3 hrs. (per hour)--No increase for 20/21		\$43.75	\$55.00	\$43.75	\$55.00
Every hour over 3 (per hour)--No increase for 20/21		\$20.00	\$24.50	\$20.00	\$24.50
Non-profit Organization - applies to all rooms except Laguna Grande Hall (4 hrs maximum)		\$33.00	\$41.50	\$33.75	\$42.50

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF RECREATION DIVISION FEES

	19/20 Adopted (3.7%)	19/20 Adopted (3.7%)	20/21 Proposed (2.3%)	20/21 Proposed (2.3%)
Fee Service	Resident Fees	Non Resident Fees	Resident Fees	Non Resident
Aquatics Private Rentals-Pattullo Swim Center				
2 hours - up to 50 people-No increase for 20/21	\$180.00	\$225.00	\$180.00	\$225.00
2 hours - up to 100 people-No increase for 20/21	\$197.25	\$246.50	\$197.25	\$246.50
2 hours - up to 125 people-No increase for 20/21	\$233.50	\$291.50	\$233.50	\$291.50
Use of Slide-No increase for 20/21	\$26.25	\$32.25	\$26.25	\$32.25
Additional 1/2 hour-No increase for 20/21	\$39.00	\$48.75	\$39.00	\$48.75
Deposit-No increase for 20/21	\$87.00	\$108.25	\$87.00	\$108.25
NP-Seaside Dolphins Swim Team-No increase for 20/21	\$21.00	\$26.25	\$21.00	\$26.25
NP-CSUMB-No increase for 20/21	\$21.00	\$26.25	\$21.00	\$26.25
NP-MPUSD Special Ed. Student-No increase for 20/21	\$21.00	\$26.25	\$21.00	\$26.25
NP-MCOE Special Ed Student-No increase for 20/21	\$21.00	\$26.25	\$21.00	\$26.25
Cypress Synchronized Club-No increase for 20/21	\$32.25	\$40.25	\$32.25	\$40.25
Rental of Pool for Scuba Classes - Added in 18/19	51.75/hr	51.75/hr	51.75/hr	51.75/hr
Senior Programs				
Senior Theme Lunches (AOA)-same for non-resident-No increase for 20/21	\$4.00	\$4.00	\$4.00	\$4.00
Senior Trips				
Aquatics Programs				
Swim Lessons	\$48.00	\$60.00	\$48.00	\$60.00
Water Exercise / 2 days wk	\$23.25	\$60.00	\$23.75	\$61.50
Water Exercise / 5 days wk	\$35.25	\$95.25	\$36.00	\$97.50
Adult Water Exercise Class Drop-in Rate-No increase for 20/21	\$8.50	\$10.50	\$8.50	\$10.50
Lap Swim				
Adult Drop In-No increase for 20/21	\$5.75	\$7.00	\$5.75	\$7.00
Senior / Military / College Drop-In-No increase for 20/21	\$3.50	\$4.00	\$3.50	\$4.00
Recreation Swim				
Adult Drop In-No increase for 20/21	\$5.75	\$7.00	\$5.75	\$7.00
Senior / College Student / Youth / Military Drop In-No increase for 20/21	\$3.50	\$4.00	\$3.50	\$4.00
Commercial Rental (per hr)-No increase for 20/21	\$104.75	\$130.75	\$104.75	\$130.75
Recreation Swim Card				
Youth Recreation Card (per mo.)-No increase for 20/21	\$15.25	\$18.75	\$15.25	\$18.75
Youth Recreation Card (per Yr.)-No increase for 20/21	\$103.75	\$129.25	\$103.75	\$129.25
Senior/College/Military Card (per mo.)-No increase for 20/21	\$22.50	\$27.75	\$22.50	\$27.75
Senior/College/Military Card (per yr.)-No increase for 20/21	\$134.50	\$168.00	\$134.50	\$168.00
Senior Gold Card (per mo.) for Senior Swim Only-No increase for 20/21	\$16.75	\$21.00	\$16.75	\$21.00
Senior Gold Card (per yr.) for Senior Swim Only-No increase for 20/21	\$109.75	\$137.00	\$109.75	\$137.00
Adult Lap Card (per mo.)-No increase for 20/21	\$34.00	\$42.25	\$34.00	\$42.25
Adult Lap Card (per yr.)-No increase for 20/21	\$276.25	\$345.25	\$276.25	\$345.25
Adult Couple / Corporate (per mo.)-No increase for 20/21	\$52.25	\$65.50	\$52.25	\$65.50
Adult Couple / Corporate (per yr.)-No increase for 20/21	\$361.75	\$451.75	\$361.75	\$451.75
Family - up to 4 people / (per mo.)-No increase for 20/21	\$70.00	\$87.50	\$70.00	\$87.50
Family - up to 4 people / (per yr.)-No increase for 20/21	\$471.00	\$588.75	\$471.00	\$588.75
Family - up to 8 people / (per mo.)-No increase for 20/21	\$86.50	\$107.75	\$86.50	\$107.75
Family - up to 8 people / (per yr.)-No increase for 20/21	\$623.25	\$778.75	\$623.25	\$778.75
All military personnel and their families regardless of residency	20% discount	20% discount	20% discount	20% discount
Family discount - siblings residing in same household & enrolling in same activity	20% discount	20% discount	20% discount	20% discount

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF RECREATION DIVISION FEES

		19/20 Adopted (3.7%)	19/20 Adopted (3.7%)	20/21 Proposed (2.3%)	20/21 Proposed (2.3%)
Fee Service		Resident Fees	Non Resident Fees	Resident Fees	Non Resident
Park Reservation					
Laguna Grande					
Up to 49 People - BBQ		\$44.25	\$51.50	\$45.25	\$52.75
Cleaning Deposit - 25% is Non Refundable		\$58.00	\$58.00	\$59.25	\$59.25
50-100 People - BBQ		\$72.25	\$79.00	\$74.00	\$80.75
Cleaning Deposit - 25% is Non Refundable		\$99.00	\$99.00	\$101.25	\$101.25
101-150 People - BBQ		\$107.00	\$115.25	\$109.50	\$118.00
Cleaning Deposit - 25% is Non Refundable		\$174.50	\$174.50	\$178.50	\$178.50
Soper Park					
Up to 49 People - Small BBQ		\$44.25	\$51.50	\$45.25	\$52.75
Cleaning Deposit - 25% is Non Refundable		\$58.00	\$58.00	\$59.25	\$59.25
50-100 People - Large BBQ		\$72.25	\$79.00	\$74.00	\$80.75
Cleaning Deposit - 25% is Non Refundable		\$99.00	\$99.00	\$101.25	\$101.25
101-150 People - Entire BBQ Area		\$107.00	\$115.25	\$109.50	\$118.00
Cleaning Deposit - 25% is Non Refundable		\$174.50	\$174.50	\$178.50	\$178.50
Bounce House (each)		\$30.25	\$30.25	\$31.00	\$31.00
Cancellation Fee		\$11.75	\$11.75	\$12.00	\$12.00
Ellis Park-Oldemeyer					
Up to 49 People - BBQ		\$44.25	\$51.50	\$45.25	\$52.75
Cleaning Deposit - 25% is Non Refundable		\$58.00	\$58.00	\$59.25	\$59.25
Bounce House (each)		\$30.25	\$30.25	\$31.00	\$31.00
Metz Park					
Up to 49 People - BBQ		\$44.25	\$51.50	\$45.25	\$52.75
Cleaning Deposit - 25% is Non Refundable		\$58.00	\$58.00	\$59.25	\$59.25
50-100 People - BBQ		\$72.25	\$79.00	\$74.00	\$80.75
Cleaning Deposit - 25% is Non Refundable		\$99.00	\$99.00	\$101.25	\$101.25
Bounce House (each) No Electricity		\$30.25	\$30.25	\$31.00	\$31.00
Metz Basketball Court					
1-4 Hours (per hour)		\$10.25	\$15.50	\$10.50	\$15.75
All-Day Reservation		\$51.75	\$77.75	\$53.00	\$79.50
Cleaning Deposit - 25% is Non Refundable		\$62.25	\$62.25	\$63.75	\$63.75
Ballfield Field Group Usage*					
Facility Use Fee		\$202.75/per day or 1-4 hours \$27.50/hr	\$202.75/per day or 1- 4 hours \$27.50/hr	\$207.50/per day or 1-4 hours \$28.25/hr	\$207.50/per day or 1-4 hours \$28.25/hr
Cleaning Deposit- nonrefundable 25%		\$174.50	\$174.50	\$178.50	\$178.50
Lighting Fee		\$31.00/hr	\$31.00/hr	\$31.75/hr	\$31.75/hr
*Facility Use Agreements are needed for Ballfield Field Group Usage with a term no more than 2 years.					

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF FIRE DEPARTMENT FEES

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
FIRE DEPARTMENT FEES			
Annual Hazardous Materials Inspection Permit Fees			
	California Fire Code: Annual; Operational Permits	\$ 349	\$ 357
	Amusement Buildings		
	Aviation Facilities		
	Carnivals and Fairs		
	Cellulose Nitrate Film		
	Combustible dust-producing operations		
	Combustible Fibers		
	Covered Mall Buildings		
	Cryogenic Fluids		
	Cutting and Welding		
	Dry Cleaning Plants		
	Exhibits and Trade Shows		
	Explosives		
	Fire Hydrants and Valves		
	Flammable and Combustible Liquids		
	Floor Finishing		
	Fruit and Crop Ripening		
	Fumigation and Thermal Insecticide Fogging		
	Hazardous Materials		
	HPM Facilities (Hazardous Production Materials)		
	High Piled Storage		
	Hot Work Operations		
	Industrial Ovens		
	Lumber Yards and Wood Working Plants		
	Liquid- or gas-fueled vehicles or equipment in assembly buildings		
	LP GAS		
	Magnesium		
	Misc. Combustible Storage		
	Open Burning		
	Open Flames and Torches		
	Open Flames and Candles		
	Organic Coatings		
	Places of Assembly		
	Private Fire Hydrants		
	Pyrotechnic special effects material		
	Pyroxylin plastics		
	Refrigeration equipment		
	Repair garages and motor fuel-dispensing facilities		
	Rooftop heliports		
	Spraying or dipping		
	Storage of scrap tires and tire byproducts		
	Temporary membrane Structures		
	Tire-rebuilding plants		
	Waste handling		
	Wood Products		

**CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF FIRE DEPARTMENT FEES**

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
FIRE DEPARTMENT FEES			
Annual Short Term Rental Safety Inspections			
	Short Term Rental (includes 2 inspections)	\$ 271	\$ 277
	Re-Inspection (after initial and first reinspection)	\$ 179	\$ 183
Annual Business Fire Safety Inspections (business incl 2 inspections, excluding apartments)			
A	A Occupancies (Per Hour) (ie assembly places)	\$ 271	\$ 277
B	B Occupancies (Per Hour) - (ie bank, professional office)	\$ 271	\$ 277
E	n	\$ 271	\$ 277
F	F Occupancies (Per Hour) - (ie Factory)	\$ 538	\$ 550
H	H Occupancies (Per Hour) - (ie High Hazard)	\$ 538	\$ 550
I	I Occupancies (Per Hour) - (ie Institutional)	\$ 538	\$ 550
M	M Occupancies (Per Hour) - (ie market, department or drug store)	\$ 271	\$ 277
R-2	R-2 Occupancy (Per Hour) (ie Res Permanent 2+) 4 or less units	\$ 271	\$ 277
	5-20 units	\$ 271	\$ 277
	21-50 units	\$ 538	\$ 550
	> 50 units; each additional 50 units	\$ 718	\$ 735
S	S Occupancies (Per Hour) - (ie Storage)	\$ 538	\$ 550
U	U Occupancies (Per Hour) - (ie Accessory; Private Garage, Agriculture building, etc)	\$ 271	\$ 277
	Re-Inspection (after initial and first reinspection)	\$ 179	\$ 183
Licensed Care Facilities			
	Pre-Inspection	\$ 90	\$ 92
	Licensed Care Facility (7-49) (State and County License Mandated)	\$ 271	\$ 277
	Licensed Care Facility (50+) (State and County License Mandated)	\$ 538	\$ 550

**CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF FIRE DEPARTMENT FEES**

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
FIRE DEPARTMENT FEES			
NEW CONSTRUCTION, ADDITIONS, AND MAJOR REMODELS			
	Contract fire plan check		
	Commercial Uses - Structural (All newly constructed, added, or <u>structurally remodeled</u> space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule)		
	Square Footage:		
	500	\$ 179	\$ 183
	2,000	\$ 359	\$ 367
	5,000	\$ 538	\$ 550
	10,000	\$ 718	\$ 735
	25,000	\$ 897	\$ 918
	Residential and Multifamily Residential Uses - (All newly constructed, added, or structurally remodeled space for residential occupancies classified as CBC Group R (except R-3), or other residential occupancies not specifically addressed elsewhere in this Fee Schedule) (ie mixed use, hotel, motel, condo, apartment)		
	Square Footage:		
	1,000	\$ 271	\$ 277
	5,000	\$ 359	\$ 367
	10,000	\$ 538	\$ 550
	50,000	\$ 897	\$ 918
	100,000	\$ 1,259	\$ 1,288
	Attached and Detached Accessory and Utility Uses - (All newly constructed, added, or structurally remodeled space for utility and accessory occupancies classified as CBC Group U, or other utility and accessory occupancies not specifically addressed elsewhere in this Fee Schedule)		
	Square Footage:		
	200	\$ 179	\$ 183
	600	\$ 179	\$ 183
	1,000	\$ 271	\$ 277
	1,500	\$ 271	\$ 277
	2,000	\$ 359	\$ 367
	Shell Buildings for all Commercial Uses - (The enclosure for all newly constructed, space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the interior is not completed or occupiable)		
	Square Footage:		
	500	\$ 179	\$ 183
	2,000	\$ 359	\$ 367
	5,000	\$ 538	\$ 550
	10,000	\$ 718	\$ 735
	25,000	\$ 897	\$ 918

**CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF FIRE DEPARTMENT FEES**

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
FIRE DEPARTMENT FEES			
	Commercial Tenant Improvement - Non Structural - (Non-structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the structure is not altered)		
	Square Footage:		
	500	\$ 179	\$ 183
	2,000	\$ 359	\$ 367
	5,000	\$ 538	\$ 550
	10,000	\$ 718	\$ 735
	25,000	\$ 897	\$ 918
	One and Two Family Dwellings - Model Home or Custom Plan Review - (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule. This category includes the model home or a custom home project)		
	Square Footage:		
	1,000	\$ 179	\$ 183
	2,500	\$ 179	\$ 183
	4,000	\$ 359	\$ 367
	6,000	\$ 359	\$ 367
	8,000	\$ 449	\$ 459
	Residential Repeat / Subsequent Lot Plan Check		
	One and Two Family Dwellings - Inspection - (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule. This category includes the model home or a custom home project)		
	Square Footage:		
	1,000		
	2,500		
	4,000		
	6,000		
	8,000		
	Structural Residential Remodels and Additions - (All newly constructed additions to, or structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule)		
	Square Footage:		
	200	\$ 179	\$ 183
	600	\$ 179	\$ 183
	1,000	\$ 179	\$ 183
	1,500	\$ 179	\$ 183
	2,000	\$ 179	\$ 183
11	Non-Structural Residential Remodels - (All non-structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule)		

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF FIRE DEPARTMENT FEES

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
FIRE DEPARTMENT FEES			
	Square Footage:		
	200		
	600		
	1,000		
	1,500		
	2,000		
	Fire Plan Review (Per Hour)	\$ 179	\$ 183
FIRE INSPECTIONS			
	Fire Hydrant Underground System/Per Fire Hydrant (incl 2 hydrants)	\$ 179	\$ 183
	Each Additional Hydrant	\$ 90	\$ 92
	Fire Hydrant - Use Permit	\$ 179	\$ 183
	Fire Sprinkler Commercial Aboveground	\$ 538	\$ 550
	Fire Sprinkler Commercial Underground	\$ 538	\$ 550
	Standpipes	\$ 538	\$ 550
	Standpipes - Each additional outlet	\$ 46	\$ 47
	Supression System - Hood	\$ 359	\$ 367
	Supression System - Agents	\$ 359	\$ 367
	Fire Extinguishing System Installation (incl hood,duct,agents)	\$ 538	\$ 550
	Fire Pump Installations	\$ 897	\$ 918

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF FIRE DEPARTMENT FEES

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
FIRE DEPARTMENT FEES			
	Certificate of Occupancy		
	Development < 2K sq ft	\$ 271	\$ 277
	Development 2K - 10K sq ft	\$ 538	\$ 550
	Development > 10K sq ft	\$ 718	\$ 735
Special Permits			
	Fireworks Stand Inspection	\$ 179	\$ 183
	Fireworks Booth Application Fee	\$ 179	\$ 183
	Christmas Tree Lot/ Pumpkin Patch	\$ 179	\$ 183
Tent Permits			
	201 to 400 square feet	\$ 179	\$ 183
	401 to 1500 square feet	\$ 179	\$ 183
	1501 - 15,000 square feet	\$ 179	\$ 183
	15,001 - 30,000 square feet	\$ 179	\$ 183
	> 30,000 square feet	\$ 179	\$ 183
Automatic Fire Sprinkler:			
	Inspections/New Systems/Repair		
	0-5,000 s.f.	\$ 538	\$ 550
	5,001-15,000 s.f.	\$ 897	\$ 918
	15,001-30,000 s.f.	\$ 1,259	\$ 1,288
	> 30,001 s.f. (each additional 10k s.f.)	\$ 897	\$ 918
	Fire Sprinkler Commercial Aboveground		
	Fire Sprinkler Commercial Underground		
	Fire Sprinkler Residential (13-D)		
Fire Alarm Systems:			
	Inspections/New Systems/Repair/Alterations		
	0 - 5,000 s.f.	\$ 538	\$ 550
	5,001 - 15,000 s.f.	\$ 897	\$ 918
	15,001 - 30,000 s.f.	\$ 1,259	\$ 1,288
	> 30,000 s.f. (each additional 10K s.f.)	\$ 897	\$ 918
	Fire Alarm Systems - Commercial		
	Fire Alarm Systems - Residential (req by CRC)		
Fire False Alarm Response			
	Fire False Alarm Response (Eng, truck, Bat Chief)	\$ 271	\$ 277
	Drug/DUI/Hazmat Incident Response		
	Fire Department Equipment Costs: <i>(placeholder for MFS - not analyzed as part of this scope)</i>		
	Administration Vehicle - per hour		

**CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF FIRE DEPARTMENT FEES**

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
FIRE DEPARTMENT FEES			
HOURLY RATES			
	Engineering Services		
	Policy - 200-300 percent of normal cost of permit (what is Bldg?)?		
	Fire Hourly Rate	\$ 179	\$ 183
	Enginer Company - hourly rate	\$ 538	\$ 550
	Copy Service - per page	\$ 0.10	\$ -
	For services requested of City staff which have no fee listed in this fee schedule, the City Manager of the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.		

**CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF POLICE DEPARTMENT FEES**

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
POLICE DEPARTMENT FEES			
RECORDS, DOCUMENTS AND SPECIAL SERVICES			
	Accident reports (online service)	\$ 19	\$ 19
	Accident reports	\$ 44	\$ 45
	Police Report - per PRA		
	DVD/CD Copy	\$ 35	\$ 36
	U-Visa Request	\$ 118	\$ 121
	Sworn		
	Non-sworn		
	Outside Agency CLETS Entry (statewide database)	\$ 53	\$ 54
	Outside Agency background request	\$ 19	\$ 19
	Outside Agency background request - other City jurisdiction	\$ 19	\$ 19
	Firearms Storage Fee	\$ 318	\$ 325
	Adult Arrest Sealing Request	\$ 159	\$ 163
	Building Security Services (secure building after a burglary)	\$ 382	\$ 391
	Sworn		
	Non-Sworn		
ALARMS / DISTURBANCE			
Alarm Use Permit			
	Residential new application	\$ 108	\$ 110
	Sworn		
	Non-Sworn		
	Residential annual renewal fee		
	Non-Sworn	\$ 35	\$ 36
	Commercial new application	\$ 108	\$ 110
	Sworn		
	Non-Sworn		
	Commercial annual renewal fee		
	Non-Sworn	\$ 35	\$ 36
False Alarm Assessment			
	First Alarm Response	\$ 183	\$ 187
	Sworn (2 units)		
	Non-sworn		
	Second Response	\$ 183	\$ 187
	Sworn		
	Non-sworn		
	Each Additional Response	\$ 183	\$ 187
	Sworn		
	Non-sworn		

**CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF POLICE DEPARTMENT FEES**

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
POLICE DEPARTMENT FEES			
	Response to Peace Disturbance		
	First Response	\$ 183	\$ 187
	Sworn		
	Non-sworn		
	Second Response	\$ 183	\$ 187
	Sworn		
	Non-sworn		
	Each Additional Response	\$ 183	\$ 187
	Sworn		
	Non-sworn		
VEHICULAR			
	Equipment Violation, re-inspection (written by SPD)	\$ 12	\$ 12
	Equipment Violation, re-inspection (written by non SPD)	\$ 12	\$ 12
	Parking Citation Admin Review		
	Sworn	\$ 28	\$ 29
	Parking Citation Hearing (appeal)		
	Sworn	\$ 83	\$ 85
	Vehicle Abatement		
	Per vehicle	\$ 217	\$ 222
	Sworn		
	Non-sworn		
	Vehicle Abatement Appeal	\$ 106	\$ 108
	Impound Vehicle Release Fee (30 day hold) - no license)	\$ 217	\$ 222
	Sworn		
	Non-sworn		
	Impound Vehicle Release Fee	\$ 190	\$ 194
	Sworn		
	Non-sworn		
	Impound Release - repo fee Regulated by State. Do Not Increase	\$ 18	\$ 18
FORT ORD CODE ENFORCEMENT			
	Fine for metal detecting on Fort Ord property	\$ -	\$ 500
EMERGENCY RESPONSE			
	DUI Incident Recovery	\$ 328	\$ 336
	DUI Accident/Hazmat Incident/Emergency Response Recovery		
	Hourly Rates (Full Cost Recovery)	\$ 164	\$ 168

**CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF POLICE DEPARTMENT FEES**

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
POLICE DEPARTMENT FEES			
REGULATORY PERMITS			
	Tow Service Provider Application (annual) sworn non-sworn	\$ 464	\$ 475
	Vending Vehicles-new sworn non-sworn	\$ 59	\$ 60
	Vending Vehicles-renewal sworn non-sworn	\$ 59	\$ 60
	Massage Establishment/Technician-new sworn non-sworn	\$ 100	\$ 102
	Massage Establishment/Technician-renewal sworn non-sworn	\$ 100	\$ 102
	Solicitor-new sworn non-sworn	\$ 67	\$ 69
	Solicitor-renewal sworn non-sworn	\$ 67	\$ 69
	Pawn/Secondhand/Junk-new sworn non-sworn	\$ 519	\$ 531
	Pawn/Secondhand/Junk-renewal sworn non-sworn	\$ 519	\$ 531
	Live Entertainment/Dance (special event) sworn non-sworn	\$ 67	\$ 69

**CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF POLICE DEPARTMENT FEES**

		19/20 Adopted (3.7%)	20/21 Proposed (2.3%)
POLICE DEPARTMENT FEES			
	Firearms-new sworn non-sworn	\$ 519	\$ 531
	Firearms-renewal sworn non-sworn	\$ 519	\$ 531
	ABC Permit Review sworn non-sworn	\$ 108	\$ 110
	Taxi Driver Permit (annual)	\$ 27	\$ 28
	For services requested of City staff which have no fee listed in this fee schedule, the City Manager of the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.		

CITY OF SEASIDE
MASTER FEE SCHEDULE
SCHEDULE OF POLICE DEPARTMENT - ANIMAL SERVICES FEES

		19/20 Adopted	20/21 Adopted
	POLICE DEPARTMENT - ANIMAL SERVICES		
	ANIMAL CONTROL SERVICES		
	Dog License Fee		
	Unaltered - Resident:		
	7 months	\$ 25	\$ 26
	13 months	\$ 25	\$ 26
	25 months or more	\$ 25	\$ 26
	Altered- Resident:		
	7 months	\$ 25	\$ 26
	13 months	\$ 25	\$ 26
	25 months or more	\$ 25	\$ 26
	Unaltered - Senior Citizen (65 years and older)		
	7 months	\$ 25	\$ 26
	13 months	\$ 25	\$ 26
	25 months or more	\$ 25	\$ 26
	Altered - Senior Citizen (65 years and older)		
	7 months	\$ 25	\$ 26
	13 months	\$ 25	\$ 26
	25 months or more	\$ 25	\$ 26
	Late Filing Fee	\$ 25	\$ 26
	Replacement of Lost Dog Tag	\$ 25	\$ 26
	License Transfer Fee	\$ 25	\$ 26
	Animal Impound Fines		
	Licensed	\$ 57	\$ 58
	Unlicensed	\$ 87	\$ 89
	2nd Offense (all)	\$ 116	\$ 119
	3rd or more offense (all)	\$ 230	\$ 235



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 16.D.

TO: City Council

FROM: Craig Malin, City Manager

BY: Scott Ottmar, Senior Engineer
Misty Bradshaw, Associate Engineer

DATE: July 2, 2020

**SUBJECT: INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE
MUNICIPAL CODE SECTION 13.10.020 "WATER RATES AND
CHARGES" FOR ADDITION OF CAPACITY FEE TO BE ADDED TO
THE ADOPTED FEE SCHEDULE (FIRST READING - ROLL CALL
VOTE)**

PURPOSE & RECOMMENDATION

The purpose of this item is to review the draft Water Capacity Fee Report, and to consider adoption of an Ordinance to amend the Seaside Municipal Code Section 13.10.020 "Water Rates and Charges" to include the addition of a capacity fee into the City of Seaside's annual adopted fee schedule. It is recommended the City Council hold a public hearing on the addition of the water capacity fee.

BACKGROUND

The proposed connection fee is a one-time charge by the City on new development, redevelopment, and expansions, to recover the estimated reasonable cost of water infrastructure to the property being charged for new service connections within the existing service area. The fee will provide a source of revenue needed to mitigate the water related impacts of new development and redevelopment. Currently the City does not have a capacity fee.

The City retained Bartle Wells Associates (Bartle Wells) to provide professional services to conduct a Water Connection Fee Study. Bartle Wells conducted the study and

prepared the 2020 Water Capacity Fee Study Draft Report, dated May 13, 2020.

In order to arrive at the revised capacity fess, Bartle Wells proposed an Average Cost Methodology. Fees were calculated based on the estimated present value of the water system assets, 10 Year Water Capital Improvement Plan project costs, and growth projections over the next 10 years. BWA calculated the fees on a cost per meter equivalent unit (EDU), and for the average residential unit at $\frac{3}{4}$ " or less, the proposed water capacity fee is \$8,631. As part of their efforts in preparing the report, Bartle Wells conducted a survey of the surrounding water agencies to compare. The average current fee of eight of the surrounding Agencies was \$18,403 per EDU.

The proposed amendment to the Seaside Municipal Code will address the addition of the Water Capacity Fee to the City of Seaside's Annual Fee Schedule. The text amendment will be for an addition of a new Paragraph E. under Section 13.10.020 - Water Rates and Charges. The proposed text amendment is attached hereto as Attachment 2.

ENVIRONMENTAL COMPLIANCE:

Per Title 14 of the California Code of Regulations, Section 15060 "Preliminary Review" an activity is not subject to CEQA if: "... (3) The activity is not a project as defined in Section 15378."

Evidence:

CEQA Guidelines Section 15378, states:

(b) Project does not include:

(4) The creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

The addition of the water capacity fee is not a commitment to a project, but rather solely a mechanism to provide a source of revenue needed to mitigate the water service related impacts of new development and redevelopment.

FISCAL IMPACT

There is no fiscal impact to the City in adopting an amendment to the Municipal Code for the water connection capacity fees. The proposed ordinance provides the mechanism to allow the City to collect actual costs to the system imparted by new connections.

ATTACHMENTS

1. Draft Ordinance - 13.10.020
 2. Draft Muni Code Revision Redlines
 3. Draft Capacity Fee Report
 4. Capacity Fee Schedule
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE

AMENDING SEASIDE MUNICIPAL CODE SECTION 13.10.020 "WATER RATES AND CHARGES" FOR ADDITION OF CAPACITY FEE TO BE ADDED TO THE ADOPTED FEE SCHEDULE (FIRST READING - ROLL CALL VOTE)

THE CITY COUNCIL OF THE CITY OF SEASIDE DOES ORDAIN AS FOLLOWS:

SECTION 1. GENERAL PURPOSE AND FINDINGS.

The purpose of this Ordinance is to consider the following text amendments to the Seaside Municipal Code:

Proposed text amendments to Seaside Municipal Code Title 13, Chapter 10.020 Municipal Water System – Water Rates and Charges.

FINDINGS

WHEREAS the City of Seaside currently does not have a water capacity fee; and

WHEREAS, the Capacity Fee will provide a source of revenue needed to mitigate the water related impacts of new development and redevelopment; and

WHEREAS, the Seaside Municipal Code will be amended to include addition of the Water Capacity Fee in the Annual Fee Schedule with the addition of Paragraph E to Section 13.10.020 – Water Rates and Charges.

SECTION 2. ENVIRONMENTAL COMPLIANCE

The proposed changes to the Ordinance will not result in direct or indirect changes to the environment and do not meet the definition of a project under CEQA. (14 CCR 15378(b)).

SECTION 3. PROPOSED TEXT AMENDMENT ADDITION

This ordinance incorporates the following text amendments into Seaside Municipal Code Section 13.10.020 as the addition of paragraph E.

E. A water system capacity charge based upon meter size shall be adopted by the City Council in the annual schedule of fees and charges. Capacity fees are assessed with a new service connection or expansion of existing service. An expansion of existing service shall pay the difference between the existing meter size capacity fee and the larger meter size capacity fee. No credit will be given for a reduction in meter size. Capacity fees are separate from the City's rates for water service.

SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after its final passage and adoption at a duly noticed public hearing for the second reading of the proposed text amendments.

INTRODUCED AND PASSED TO PRINT at a regular meeting of the City Council of the City of Seaside, State of California, on the 18th day of June, 2020.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside, State of California, on the ___ day of July, 2020, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Ian Oglesby, Mayor

ATTEST:

Lesley Milton, City Clerk

Chapter 13.10 MUNICIPAL WATER SYSTEM

Sections:

- 13.10.010 Definitions.**
- 13.10.020 Water rates and charges.**
- 13.10.030 Meter tests and adjustments of bills for meter error.**
- 13.10.040 Billing for and payment of water charges.**
- 13.10.050 Person responsible for payment to pay security deposits.**
- 13.10.060 Enforcement measures – Delinquencies.**
- 13.10.070 Effective date of water charges.**
- 13.10.080 Connections – Permits to connect.**
- 13.10.090 Duties of city engineer and water collector.**
- 13.10.100 Shortage of supply and service interruptions.**
- 13.10.110 Appeals.**

13.10.010 Definitions.



The following terms when used in this chapter shall have the following respective meanings:

“City” means the city of Seaside.

“Consumer” means any person, firm, company, corporation, partnership, association, any public corporation, political subdivision, city, county, district, the state of California or the United States of America, or any department or agency of any thereof, billed for water furnished by the municipal water system. The singular in each case shall include the plural.

“Municipal water system” means the city waterworks system for the production, transmission and distribution of water, including lands, easements, water rights, reservoirs, water mains, filtration works, wells, pumping station, water supply, storage and distribution facilities and equipment and other works, including the acquisition of any existing facilities used for or useful in obtaining, conserving, treating and disposing of water for the city.

“Premises” means any lot, piece or parcel of land, or any building or other structure or any part of any building or structure having a connection with the municipal water system.

“Water” means water furnished by the municipal water system.

“Water collector” means the person or department designated by the city manager to perform the services or make the determinations permitted or required under this chapter to be made by the water collector.

“Water service” means the services, facilities and water furnished or available to premises by the municipal water system. (Ord. [646](#), 1983)

13.10.020 Water rates and charges.



A. For the purpose of providing funds for the acquisition, construction, improving and financing of the municipal water system and for the purpose of defraying the cost of maintenance and operation of the municipal water system, there are levied and assessed upon all premises having any connections with the municipal water system monthly water rates and charges for the water furnished or available to such premises by the municipal water system. All water supplied to premises shall be measured by means of suitable standard water meters. A cubic foot shall be the unit of measurement. The water rates and charges, including monthly minimum charges and monthly quantity rates for water in excess of that furnished for the monthly minimum charges, shall be adopted by the city council in the annual schedule of fees and charges.

B. No water and no services or facilities of the municipal water system shall be furnished to any consumer except city parks, or to any person, free of charge.

C. The city shall determine the type and description of water services, including but not limited to size of service pipes, number of meters, and number of services per meter.

D. No consumer shall resell any water furnished by the city through the municipal water system without written prior approval of the city engineer. (Ord. [979](#) (Exh. A), 2009; Ord. [646](#), 1983)

E. A water system capacity charge based upon meter size shall be adopted by the City Council in the annual schedule of fees and charges. Capacity fees are assessed with a new service connection or expansion of existing service. An expansion of existing service shall pay the difference between the existing meter size capacity fee and the larger meter size capacity fee. No credit will be given for a reduction in meter size. Capacity fees are separate from the City's rates for water service.

City of Seaside

2020 Water Capacity Fee Study



Draft Report
May 13, 2020



BARTLE WELLS ASSOCIATES
INDEPENDENT PUBLIC FINANCE ADVISORS

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BARTLE WELLS ASSOCIATES
INDEPENDENT PUBLIC FINANCE ADVISORS

1889 Alcatraz Avenue
Berkeley, CA 94703
T: 510-653-3399
www.bartlewells.com

May 13, 2020

City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Attn: Scott Ottmar, Acting City Engineer

Re: 2020 Water Capacity Fee Study

Bartle Wells Associates (BWA) is pleased to submit to the City of Seaside the attached Water Capacity Fee Study. The results of the of the study are a product of extensive review of public information and input from City Staff.

This study presents BWA's analysis of the costs of the City's water infrastructure, assets and projects benefiting new development. The enclosed report recommends capacity fees calculated using an average cost methodology to recover the benefit associated with new development within the water system given the value of water assets, capital improvement plans, and projected number of customers through 2030. BWA finds that the proposed fees follow generally accepted fee design criteria and adhere to the substantive requirements of California government code.

We have enjoyed working with the City on this study. Please contact us with any future questions about this study and the recommended capacity fees.

Sincerely,

BARTLE WELLS ASSOCIATES

Doug Dove, CIPFA
Principal

Abigail Seaman
Financial Analyst

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TABLE OF CONTENTS

1	Introduction, Objectives, and Government Code	6
1.1	Introduction and Objectives	6
1.2	Government Code	7
2	Capacity Fee Calculation Methodology	8
2.1	Standard Capacity Fee Calculation Methodologies.....	8
2.1.1	BWA Recommended Method: Average Cost Approach	9
2.1.2	Current Customers & Meter Equivalent Units.....	9
2.2	Buildout Growth Projection.....	10
3	Water Capacity Fee Calculation	10
3.1	System Buy-In Component – Existing Assets.....	10
3.2	System Expansion Component – Capital Improvement Plan	11
3.3	Water Capacity Fee Calculation.....	11
3.4	Proposed Water Capacity Fees.....	12
3.5	Capacity Fee Survey of Surrounding Agencies	13
4	Conclusion and Recommendations	14
4.1	Conclusion	14
4.2	Future Fee Adjustments	14
	Appendix A – Detailed Capacity Fee Calculation	A1
	Appendix B – Government Code Pertaining to Capacity Fees.....	B1

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1 Introduction, Objectives, and Government Code

1.1 Introduction and Objectives

Bartle Wells Associates (BWA) has been retained by the City of Seaside (City) to conduct a Water Capacity Fee Study. Key objectives of the study include (1) evaluating the City's current value of water assets, (2) assessing the marginal benefit of assets and short-term capital improvement projects on new development, and (3) developing a capacity fee that equitably recovers the cost of infrastructure and assets benefitting new development.

The City does not currently charge water capacity fees, but has the authority to levy capacity fees according to California Government Code. Capacity fees are one-time fees, paid up-front as a condition of new development or expansion. Capacity charges are separate from the City's rates for water service. New connections begin paying the City's water rates after they have paid their capacity fee and become ongoing customers.

BWA examined several fee calculation methodologies and ultimately recommends that the City use an average-cost methodology to establish water capacity fees. Fees were calculated based on the estimated present value of water system assets, 10-year Water Capital Improvement Plan project costs, and growth projections over the next 10 years (2020-2030). Proposed fees will be levied based on water meter size according to the maximum flow factor established by the American Water Works Association. BWA's recommended fees align with industry standards and regional trends and were developed with extensive input from Staff.

1.2 Government Code

Development impact fees are governed by California Government Code Section 66000 et. seq. This section of the Code was initially established by Assembly Bill 1600 (AB 1600) and is commonly referred to as the Mitigation Fee Act. Pursuant to the Code, a development impact fee is not a tax or special assessment but is instead a voluntary fee levied to defray the cost of public facilities needed to serve a new development.

Section 66013 of the Code specifically governs water and wastewater capacity fees. This section of the Code defines a “capacity charge” to mean “a charge for public facilities in existence at the time a charge is imposed or charges for new public facilities to be acquired or constructed in the future that are of proportional benefit to the person or property being charged.” The Code distinguishes “capacity charges” from “connection fees” which are defined as fees for the physical facilities necessary to make a water or wastewater connection, such as costs related to installation of meters and pipelines from a new building to a water or wastewater main.

According to the Section 66013, a water or wastewater capacity fee “shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed” unless approved by a two-thirds vote. As such, the capacity fees calculated in this report represent the maximum fees that the City can levy. Section 66013 does not detail any specific methodology for calculating capacity fees.

Section 66016 of the Code identifies the procedural requirements for adopting or increasing water and wastewater capacity fees and Section 66022 summarizes the general process by which the fees can be legally challenged. The full text of Sections 66013, 66016 and 66022 are attached in Appendix B.

2 Capacity Fee Calculation Methodology

2.1 Standard Capacity Fee Calculation Methodologies

BWA reviewed the legal framework for establishing capacity fees, the latest information on the City's water system, and various methodologies for calculating capacity fees. Four widely accepted capacity fee calculation methodologies are summarized below.

1. Average Cost Approach – Recommended Method

Under this approach, the capacity fee is calculated based on the total costs of existing and future water facilities benefiting new development (in current dollars), divided by total projected benefit units in the 10-year capacity fee horizon. The resulting fee represents the average cost of water facilities benefiting growth.

$$\frac{\text{Existing Asset Value} + \text{Total CIP}}{\text{Total Units}}$$

2. Buy-In + Expansion Cost Approach

Under this approach, the capacity fee includes two components: a) a buy-in component to recover an equitable share of costs for existing facilities available to serve new development (in current dollars), plus b) an expansion component to recover the cost of capacity in future facilities needed to serve projected new development.

$$\frac{\text{Future Share Existing Assets}}{\text{Future Units}} + \frac{\text{Future User Share of CIP}}{\text{Future Units}}$$

3. Buy-In Cost Only Approach

Under this approach, the fee is based on the cost of existing facilities and assets (in current dollars) divided by current water system benefit units. The buy-in approach is more commonly used by agencies that are mostly built out with water systems that require minimal future facility improvements.

$$\frac{\text{Existing Asset Value}}{\text{Current Units}}$$

4. Expansion/Marginal Cost Only Approach

Under this approach, the fee is based on the cost of future expansion-related improvements (in current dollars) divided by the future development units associated with those improvements. Fees calculated under this approach represent the marginal cost of adding a unit of expansion. This approach excludes cost recovery for existing facilities and assets that provide benefit to new development.

$$\frac{\text{Future User Share of CIP}}{\text{Future Units}}$$

2.1.1 BWA Recommended Method: Average Cost Approach

BWA recommends that the City establish a capacity fee for based on the “Average Cost Approach”. The City’s water system has adequate capacity to meet future growth and does not need to expand capacity. New customers should pay an equitable fee to use the existing water system, including current assets and capital improvement projects planned within the 10-year planning period.

2.1.2 Current Customers & Meter Equivalent Units

The City’s current water customers are charged fixed water rates based on ¾” or less meter equivalent units. Demographic data is shown in Table 1 below. The City currently serves 772 water connections, equal to 999 meter equivalent units of ¾” or less water meters. Flow factors are determined by maximum flow factors established by the American Water Works Association (AWWA).

Table 1
2020 Customer Data

Water Meter Size	# Meters [1]	Max Flow Rate (GPM) [2]	Max Flow Ratio	¾" or less Meter Equivalent Units
¾" or less	737	30	1.00	737
1" or less	26	50	1.67	43
1.5"	1	100	3.33	3
2"	1	160	5.33	5
3"	1	300	10.00	10
4"	0	500	16.67	0
6"	6	1000	33.33	200
Total	772			999

[1] 2019 Water Rate Study Update, Bartle Wells Associates/SMWD

[2] American Water Works Association Standards, Manual M22, 2nd edition, 2004, page 62.

BWA recommends that water capacity fee benefit units align with AWWA meter flow ratios. All new connections with a water meter requirement of ¾” or less will pay a fee with a factor of 1.00. Larger meter size requirements will pay a higher fee according to the maximum flow ratio of the meter, since increased flow capacity is associated with a larger demand on the water system. This is a widely used method of assessing water capacity fees and will be simple for the City to administer since it aligns with the current water rate structure.

2.2 Buildout Growth Projection

The City of Seaside anticipates very little growth over the next 10 years according to population estimates and Staff projections of future development. As shown on Table 2, the City can anticipate 15 new meter equivalent units through 2030, representing a growth rate of about .15% per year.

Table 2

Buildout Growth Projections

2020 Meter Equivalent Units	999
Future Growth Meter Equivalents 2030 [1]	15
2030 Total Meter Equivalents	1,014
Annual Growth Rate	0.15%

[1] Seaside Staff Estimate

3 Water Capacity Fee Calculation

Under the methodology described in Section 2.1.1, water capacity fees are designed to recover the average cost of water facilities benefiting growth, including the present value of existing water system facilities and assets, and the cost of system upgrades and expansion needed to serve the City through 2030.

3.1 System Buy-In Component – Existing Assets

Since detailed asset value information was not available, BWA calculated the present value of the water system using asset listings provided by the City and an estimate of replacement cost less depreciation. Replacement costs were estimated using comparable data in the 2020 Water Master Plan developed by Marina Coast Water District nearby. Depreciation was estimated using BWA and Staff estimates, and purchase year data where available. The 2020 system asset value is summarized on Table 3 and provided in detail in Appendix A. This represents the buy-in portion of the capacity fee calculation.

Table 3

Estimated Water System Asset Value

Category	2020 Asset Value [1]
Pipelines (39,043 total ft)	\$220,805
Pumps (3)	\$850,000
Storage Tanks (2)	\$300,000
Groundwater Well (1)	\$1,200,000
Total Buy-In Portion - Existing Asset Value	\$2,570,805

[1] Asset listings provided by Seaside Staff

Replacement Cost: MCWD 2020 Master Plan, BWA & Staff Estimates

Depreciation: BWA & Staff Estimates

3.2 System Expansion Component – Capital Improvement Plan

The City's 10-year Capital Improvement Plan outlines projects needed to maintain the water system, including upgrades, expansions, regular maintenance, and new facilities. The Capital Improvement Plan is listed by project in Table 4. The total CIP cost is the expansion portion of the capacity fee.

Table 4

2020-2030 Capital Improvement Plan

Project Description	Total Project Cost
Water Security Upgrades	\$390,000
Well Replacement	\$1,950,000
Water System Improvements	\$390,000
Tank Improvements Project	\$1,200,000
Alternative Water Source	\$1,010,000
Arc Flash Hazard Mitigation	\$120,000
Misc. Improvements	\$430,000
Total Expansion Portion - Capital Improvement Plan	\$5,490,000

Source: 2019 Water Rate Study Update, Bartle Wells Associates/SMWD

3.3 Water Capacity Fee Calculation

Table 5 shows the detailed calculation of the proposed water capacity fee using the average cost methodology described in Section 2.1.1 and cost components described in Section 3. Fees were calculated using $\frac{3}{4}$ " or less meter equivalent units per the recommendation in Section 2.1.2.

Table 5

Proposed Water Capacity Fee Calculation

1 Total Buy-In Portion - Existing Asset Value	\$3,262,095
2 Total Meter Equivalent Units to 2030	1,014
3 Buy-In Portion of Capacity Fee \$/Meter Equivalent (1/2)	\$3,217
4 Total Expansion Portion - Capital Improvement Plan	\$5,490,000
2 Total Meter Equivalent Units to 2030	1,014
6 Expansion Portion of Capacity Fee \$/Meter Equivalent (4/5)	\$5,414
7 Proposed Capacity Fee - Average Cost \$/Meter Equivalent (3+6)	\$8,631

The proposed fee is designed to recover costs for:

- **System Buy-In Portion - Existing Facilities & Assets:** To be reasonable and conservative, capacity fee recovery accounts for the depreciated value of the City's water facilities escalated to current dollars using replacement cost estimates from Marina Coast Water District, a similar nearby water agency.
- **Expansion Cost Component - Capital Projects:** The capacity fee recovers capital improvement project costs according to the City's 10-year Capital Improvement Plan (2020-2030)

Buy-in and expansion costs are divided by total projected meter equivalent units through 2030. The resulting fee represents the average cost of water facilities benefiting growth.

3.4 Proposed Water Capacity Fees

Table 6 lists the FY 2020-21 proposed water capacity fee schedule by meter size. per the methodology and City information detailed in this report. BWA has calculated fees on a \$/meter equivalent unit basis using the proposed methodology described in Section 2.1.1 and calculated in Table 5.

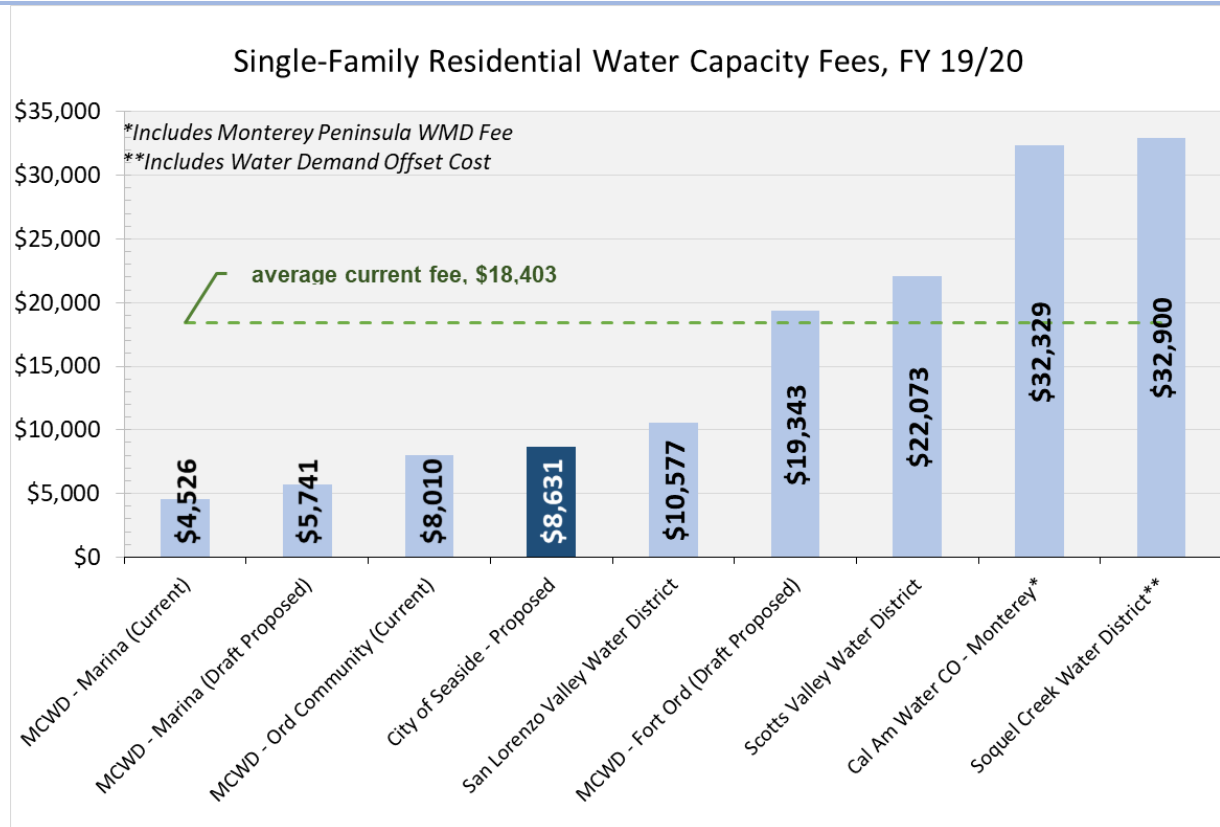
Table 6
Proposed Water Capacity Fees

Meter Size	Meter Ratio	FY 2020-21 Proposed Fee
3/4" or less	1.00	\$8,631
1" or less	1.67	\$14,385
1.5"	3.33	\$28,771
2"	5.33	\$46,033
3"	10.00	\$86,313
4"	16.67	\$143,854
6"	33.33	\$287,709

3.5 Capacity Fee Survey of Surrounding Agencies

BWA conducted a capacity fee survey of surrounding water agencies to compare with the City's proposed fee. The new proposed water capacity fees would place the City in the middle range of single-family capacity fees in the region but far below the average fee, as shown in Figure 1.

Figure 1
2019/20 Water Capacity Fee Survey



4 Conclusion and Recommendations

4.1 Conclusion

BWA finds that the proposed fees follow generally accepted fee design criteria and adhere to the substantive requirements of California government code. The above proposed capacity fees, calculated using the average-cost methodology and levied based on water meter size, represent the most up to date and equitable distribution of cost for new development in the water enterprise. The proposed fees align with regional standards and equitably recover new development's share of costs for the water enterprise. BWA recommends that the City adopt the proposed FY 2020/21 fees enclosed in this report by following the procedure to increase capacity fees as follows:

1. Create a nexus study to determine equitable capacity fees (Done by BWA)
2. Set notice the date of a public hearing as required in Government Code
3. Send notice of hearing to developers if specifically requested in writing
4. Hold public hearing and adopt new capacity fees via Resolution
5. Fees may become effective not less than 30 days after adoption

4.2 Future Fee Adjustments

In future years, BWA recommends that the City update its capacity fees annually by adjusting the fees by the change in the Engineering News-Record Construction Cost Index (San Francisco) to account for future construction cost inflation. Additionally, the City should review and consider updating its capacity fees when substantial revisions are made to anticipated capital improvement costs or to substantial changes in projected demand. In general, BWA recommends that capacity fees be independently reviewed and/or updated approximately once every five years.

Appendix A – Detailed Capacity Fee Calculation

2020-21 Proposed Water Capacity Fees (Average Cost)				
Seaside Municipal Water District				
2020 Water Capacity Fee Study				
1. Buy-In Portion - Existing Assets (Estimated 2020 Value)				
A. Pipelines - By Diameter ¹	Total Length (ft)	\$/Foot ²	Est. Replacement Cost	% Depreciated
2"	301	\$32.92	\$9,908	80%
3"	0	\$49.38	\$0	80%
4"	5,402	\$65.83	\$355,632	80%
6"	17,099	\$98.75	\$1,688,526	80%
8"	10,651	\$131.67	\$1,402,382	80%
> 12"	5,590	\$197.50	\$1,104,025	80%
Total	39,043		\$4,560,473	
B. Other Assets				
		Purchase Date	Est. Replacement Cost	% Depreciated
Storage Tanks (2 @ 500,000 gal)		1960	\$3,000,000	90%
Groundwater Well (1 @ 0.72 MGD)		2001	\$3,000,000	60%
Pump (1 @ 75 hp)		2015	\$1,000,000	40%
Pump (1 & 5hp)		2018	\$250,000	10%
Pump (1 & 5hp)		1960	\$250,000	90%
Total			\$7,500,000	
Total Buy-In Portion - Existing Asset Value				\$3,262,095
2. Expansion Portion - 2020-2030 Capital Improvement Plan ³				
Capital Improvement Project				Est. Project Cost
Water Security Upgrades				\$390,000
Well Replacement				\$1,950,000
Water System Improvements				\$390,000
Tank Improvements Project				\$1,200,000
Alternative Water Source				\$1,010,000
Arc Flash Hazard Mitigation				\$120,000
Misc. Improvements				\$430,000
Total				\$5,490,000
Total Expansion Portion - Capital Improvement Plan				\$5,490,000
Total System Value - Buy-In + Expansion				\$8,752,095
3. Dividing Factor - Meter Equivalent Units				
				Meter Equivalent Units
Total Meter Equivalent Units - Current ⁴				999
Expected Growth (2020 - 2030) ⁵				15
Total Meter Equivalents - Growth				1,014
				Water Capacity Fee
				\$/Meter Equivalent
Average Cost Capacity Fee - Total System Value/ Total 2030 Meter Equivalent Units				\$8,631

Appendix B – Government Code Pertaining to Capacity Fees

California Government Code
Key Sections Pertaining to Water & Wastewater Capacity Fees
Sections 66013, 66016, & 66022

66013

(a) Notwithstanding any other provision of law, when a local agency imposes fees for water connections or sewer connections, or imposes capacity charges, those fees or charges shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed, unless a question regarding the amount of the fee or charge imposed in excess of the estimated reasonable cost of providing the services or materials is submitted to, and approved by, a popular vote of two-thirds of those electors voting on the issue.

(b) As used in this section:

(1) "Sewer connection" means the connection of a structure or project to a public sewer system.

(2) "Water connection" means the connection of a structure or project to a public water system, as defined in subdivision (f) of Section 116275 of the Health and Safety Code.

(3) "Capacity charge" means a charge for public facilities in existence at the time a charge is imposed or charges for new public facilities to be acquired or constructed in the future that are of proportional benefit to the person or property being charged, including supply or capacity contracts for rights or entitlements, real property interests, and entitlements and other rights of the local agency involving capital expense relating to its use of existing or new public facilities. A "capacity charge" does not include a commodity charge.

(4) "Local agency" means a local agency as defined in Section 66000.

(5) "Fee" means a fee for the physical facilities necessary to make a water connection or sewer connection, including, but not limited to, meters, meter boxes, and pipelines from the structure or project to a water distribution line or sewer main, and that does not exceed the estimated reasonable cost of labor and materials for installation of those facilities.

(6) "Public facilities" means public facilities as defined in Section 66000.

(c) A local agency receiving payment of a charge as specified in paragraph (3) of subdivision (b) shall deposit it in a separate capital facilities fund with other charges received, and account for the charges in a manner to avoid any commingling with other moneys of the local agency, except for investments, and shall expend those charges solely for the purposes for which the

charges were collected. Any interest income earned from the investment of moneys in the capital facilities fund shall be deposited in that fund.

(d) For a fund established pursuant to subdivision (c), a local agency shall make available to the public, within 180 days after the last day of each fiscal year, the following information for that fiscal year:

(1) A description of the charges deposited in the fund.

(2) The beginning and ending balance of the fund and the interest earned from investment of moneys in the fund.

(3) The amount of charges collected in that fiscal year.

(4) An identification of all of the following:

(A) Each public improvement on which charges were expended and the amount of the expenditure for each improvement, including the percentage of the total cost of the public improvement that was funded with those charges if more than one source of funding was used.

(B) Each public improvement on which charges were expended that was completed during that fiscal year.

(C) Each public improvement that is anticipated to be undertaken in the following fiscal year.

(5) A description of each interfund transfer or loan made from the capital facilities fund. The information provided, in the case of an interfund transfer, shall identify the public improvements on which the transferred moneys are, or will be, expended. The information, in the case of an interfund loan, shall include the date on which the loan will be repaid, and the rate of interest that the fund will receive on the loan.

(e) The information required pursuant to subdivision (d) may be included in the local agency's annual financial report.

(f) The provisions of subdivisions (c) and (d) shall not apply to any of the following:

(1) Moneys received to construct public facilities pursuant to a contract between a local agency and a person or entity, including, but not limited to, a reimbursement agreement pursuant to Section 66003.

(2) Charges that are used to pay existing debt service or which are subject to a contract with a trustee for bondholders that requires a different accounting of the charges, or charges that are used to reimburse the local agency or to reimburse a person or entity who advanced funds under a reimbursement agreement or contract for facilities in existence at the time the charges are collected.

(3) Charges collected on or before December 31, 1998.

(g) Any judicial action or proceeding to attack, review, set aside, void, or annul the ordinance, resolution, or motion imposing a fee or capacity charge subject to this section shall be brought pursuant to Section 66022.

(h) Fees and charges subject to this section are not subject to the provisions of Chapter 5 (commencing with Section 66000), but are subject to the provisions of Sections 66016, 66022, and 66023.

(i) The provisions of subdivisions (c) and (d) shall only apply to capacity charges levied pursuant to this section.

(Amended by Stats. 2007, Ch. 94, Sec. 1. Effective January 1, 2008.)

66016

(a) Prior to levying a new fee or service charge, or prior to approving an increase in an existing fee or service charge, a local agency shall hold at least one open and public meeting, at which oral or written presentations can be made, as part of a regularly scheduled meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this section is available, shall be mailed at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. Renewal requests for mailed notices shall be filed on or before April 1 of each year. The legislative body may establish a reasonable annual charge for sending notices based on the estimated cost of providing the service. At least 10 days prior to the meeting, the local agency shall make available to the public data indicating the amount of cost, or estimated cost, required to provide the service for which the fee or service charge is levied, and the revenue sources anticipated to provide the service, including General Fund revenues. Unless there has been voter approval, as prescribed by Section 66013 or 66014, no local agency shall levy a new fee or service charge or increase an existing fee or service charge to an amount which exceeds the estimated amount required to provide the service for which

the fee or service charge is levied. If, however, the fees or service charges create revenues in excess of actual cost, those revenues shall be used to reduce the fee or service charge creating the excess.

(b) Any action by a local agency to levy a new fee or service charge or to approve an increase in an existing fee or service charge shall be taken only by ordinance or resolution. The legislative body of a local agency shall not delegate the authority to adopt a new fee or service charge, or to increase a fee or service charge.

(c) Any costs incurred by a local agency in conducting the meeting or meetings required pursuant to subdivision (a) may be recovered from fees charged for the services which were the subject of the meeting.

(d) This section shall apply only to fees and charges as described in Sections 51287, 56383, 65104, 65456, 65584.1, 65863.7, 65909.5, 66013, 66014, and 66451.2 of this code, Sections 17951, 19132.3, and 19852 of the Health and Safety Code, Section 41901 of the Public Resources Code, and Section 21671.5 of the Public Utilities Code.

(e) Any judicial action or proceeding to attack, review, set aside, void, or annul the ordinance, resolution, or motion levying a fee or service charge subject to this section shall be brought pursuant to Section 66022.

(Amended by Stats. 2006, Ch. 643, Sec. 19. Effective January 1, 2007.)

66022

(a) Any judicial action or proceeding to attack, review, set aside, void, or annul an ordinance, resolution, or motion adopting a new fee or service charge, or modifying or amending an existing fee or service charge, adopted by a local agency, as defined in Section 66000, shall be commenced within 120 days of the effective date of the ordinance, resolution, or motion.

If an ordinance, resolution, or motion provides for an automatic adjustment in a fee or service charge, and the automatic adjustment results in an increase in the amount of a fee or service charge, any action or proceeding to attack, review, set aside, void, or annul the increase shall be commenced within 120 days of the effective date of the increase.

(b) Any action by a local agency or interested person under this section shall be brought pursuant to Chapter 9 (commencing with Section 860) of Title 10 of Part 2 of the Code of Civil Procedure.

(c) This section shall apply only to fees, capacity charges, and service charges described in and subject to Sections 66013, 66014, and 66016.

(Amended by Stats. 2006, Ch. 643, Sec. 20. Effective January 1, 2007.)

Table A: Water Capacity Fee Schedule

Meter Size	Capacity Fee
¾" or Less	\$8,631
1"	\$14,385
1 ½"	\$28,771
2"	\$46,033
3"	\$86,313
4"	\$143,854
6"	\$287,709

See City of Seaside 2020 Water Capacity Fee Study



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 16.E.

TO: City Council

FROM: Craig Malin, City Manager

BY: Dan Meewis, Recreation Director

DATE: July 2, 2020

SUBJECT: INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE CHAPTER 10.32 ESTABLISHING FOUR HOUR TIME LIMIT AT CITY PARK PARKING LOTS AND ALLOWING OVERNIGHT PARKING ONE NIGHT A WEEK AT THE LAGUNA GRANDE LAKESIDE PARKING LOT. (FIRST READING - ROLL CALL VOTE)

PURPOSE & RECOMMENDATION

The purpose of this item is to review the draft amendments, and to consider adoption of an Ordinance to amend the Seaside Municipal Code Section 10.32 "Stopping, Standing and Parking" to include the addition of a 4 hour time limit for parking at city parks, and to allow overnight parking one night a week in the Laguna Grande Lakeside parking lot. It is recommended the City Council hold a public hearing on the amendments to Seaside Municipal Code Section 10.32.

BACKGROUND

The City currently has two parks with dedicated parking lots. Laguna Grande Park has three dedicated parking lots with more than seventy parking spaces, while Robert's Lake has two parking lots with thirty two spaces. On any given day these lots can be full with cars and RV's that stay for longer periods of time than the average park user. Some are parked from sun up to sun down. This makes it difficult for Seaside residents and other visitors to the area to access these locations. Instituting a time limit will allow more residents and visitors to access these parks and the coastal trail on a daily

basis.

Additionally, under the third supplement of the proclamation of local emergency, the City of Seaside the City Council ratified item E which is: Suspension of Sleeping in Vehicles Ordinances which applied only to the parking lot at Robert's Lake Park. Over the last eleven weeks both of the parking lots have been full on a consistent basis. There is an obvious need for overnight parking on the peninsula, and amending Seaside Municipal Code Section 10.32 to allow overnight parking one night a week by resolution could potentially lead the way for a regional effort to assist with individuals and families who are experiencing homelessness and living out of their vehicles.

At the May 21, 2020 City Council Meeting, staff presented the idea of amending Seaside Municipal Code Section 10.32 "Stopping, Standing, and Parking" to institute a four hour parking time limit for the parking lots located at Laguna Grande and Robert's Lake park. The amendment would also include allowing overnight parking one night a week in the Robert's Lake parking lot. The City Council directed staff to come back with the proposed amendments to the ordinance.

Staff originally proposed to have the one night a week parking at Robert's Lake, but after further discussion. Staff has decided that having the overnight parking at the Laguna Grande Lakeside parking lot would be easier to monitor than either of the lots at Robert's Lake.

FISCAL IMPACT

There is no fiscal impact associated with amending the Seaside Municipal Code.

ATTACHMENTS

1. Draft Parking Ordinance

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE

**AMENDING CHAPTER 10.32 OF THE SEASIDE MUNICIPAL CODE
ESTABLISHING A FOUR HOUR TIME LIMIT AT CITY PARK PARKING LOTS
AND ALLOWING OVERNIGHT PARKING ONE NIGHT A WEEK AT LAGUNA
GRANDE LAKESIDE PARKING LOT.**

WHEREAS, The City desires to increase the ability for more residents and visitors to have access to specific parks, parking lots and coastal access points in the Coastal Zone; and

WHEREAS, The City also recognizes that there is a lack of parking available for members of the public that may be experiencing homelessness and wants to provide a parking solution.

Section 1. GENERAL PURPOSE AND FINDINGS.

- A. The purpose of this Ordinance is to amend the Chapter Section 10.32 of the Seaside Municipal Code to establish a four-hour time limit for parking lots at City parks, and to allow overnight parking one night a week at the Lakeside parking lot at Laguna Grande Park.

Now therefore the City Council of the City of Seaside, California does ordain as follows:

Section 2. SUB-SECTION 10.32.031 AMENDED.

Municipal Code Sub-Section 10.32.031 related to definitions is hereby repealed and restated to read as follows:

10.32.031 Overnight parking at Laguna Grande Park, Robert's Lake, Oldemeyer Center and Seaside City Hall parking lots.

- A. Unlawful. It is unlawful for the operator of any vehicle to park said vehicle in Laguna Grande Park, Roberts Lake Park and the Seaside City Hall parking lot between the hours of ten p.m. and six a.m. Mondays through Sundays
- B. Exemptions:
 - 1) Persons are allowed to park overnight in the Laguna Grande Lakeside parking lot one night a week, which is designated by resolution and approved by the City Council.
 - 2) Persons participating in activities sponsored by the city and Seaside city employees or officials who are working or are on official city business are exempt from the provisions of subsection A of this section.

Section 3. SUB-SECTION 10.32.035 ADDED.

Municipal Code Sub-Section 10.32.035 is hereby added to read as follows:

10.32.035 Parking time limited at Laguna Grande Park and Robert's Lake.

- A. When authorized signs are in place giving notice thereof, no person shall park any vehicle in the parking lots at Laguna Grande Park or Robert's Lake for a period longer than four hours on any day.
- B. Exemptions. Persons participating in activities sponsored by the City and Seaside, or attending a permitted park rental, or city employees or officials who are working or are on official city business are exempt from the provisions of subsection A of this section.

SECTION 4. ENVIRONMENTAL COMPLIANCE

The proposed changes to the Ordinance will not result in direct or indirect changes to the environment and do not meet the definition of project under CEQA. (14 CCR 15378(b))

Section 5. SEVERABILITY.

- A. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable.
- B. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of

the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be held unconstitutional, invalid or unenforceable.

Section 8. EFFECTIVE DATE.

This Ordinance shall become effective thirty (30) days after its final passage and adoption.

INTRODUCED by the City Council of the City of Seaside this 18th day of June, 2020.

PASSED AND ADOPTED by the City Council of the City of Seaside this _____ day of _____, 2020, by the following roll call vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

APPROVED:

Ian Oglesby, Mayor

ATTEST:



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 16.F.

TO: City Council

FROM: Craig Malin, City Manager

BY: Lesley Milton, Assistant City Manager

DATE: July 2, 2020

SUBJECT: INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE SECTION 15.34 DIGGING AND EXCAVATION ON THE FORMER FORT ORD, PROHIBITING THE USE OF METAL DETECTION ON FORT ORD LANDS THAT PREVIOUSLY HAD MUNITIONS AND EXPLOSIVES OF CONCERN (FIRST READ-ROLL CALL VOTE)

PURPOSE & RECOMMENDATION

Introduce and pass to print the draft ordinance.

BACKGROUND

This revision arises from a recent incident involving a trespasser on County lands using metal detection devices. During the review of the matter with the Bureau of Land Management, The U.S. Army, Department of Toxics and Substance Control (DTSC) and the Environmental Protection Agency (EPA), it was discovered that although excavation is prohibited in the digging and excavation ordinances, metal detection was not specifically prohibited. As proposed the revision prohibits metal detection and provides for an infraction offense and administrative fine.

All agencies listed above determined that this was necessary as a deterrent to protect the public health on lands within the jurisdiction of the City of Seaside.

FISCAL IMPACT

There is no fiscal impact to the City beyond the codification costs for this ordinance.

ATTACHMENTS

1. Draft Ordinance
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE

MODIFYING SEASIDE MUNICIPAL CODE SECTION 15.34 PROHIBITING THE ACTIVITY OF METAL DETECTING ON LANDS KNOWN TO HAVE MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)

WHEREAS, the City of Seaside has agreements between, the Fort Ord Reuse Authority ("FORA") and the California Environmental Protection Agency, Department of Toxic Substances Control ("DTSC"), related to digging and excavation on approximately one thousand five hundred eighty-one acres of the former Fort Ord military installation ("Fort Ord") that are known or suspected to be contaminated with ordnance and explosives ("OE"); and

WHEREAS, the United States Army has or will transfer portions of the former Fort Ord to the City, some of which were contaminated with OE and is possible that some OE materials may remain on those parcels; and

WHEREAS, recently there have been incidents of metal detecting by individuals on parcels that have been known to have OE; and

WHEREAS, the City, The U.S. Army and the DTSC and the EPA all have an interest in ensuring the highest level of public safety.

THE CITY COUNCIL OF THE CITY OF SEASIDE DOES ORDAIN AS FOLLOWS:

SECTION 1. GENERAL PURPOSE AND FINDINGS.

The purpose of this Ordinance is to modify the Seaside Municipal Code to add provisions prohibiting the action of metal detecting on any lands having been contaminated with ordnance and explosives (OE) or Munitions and Explosives of Concern (MEC) in order to protect the public health.

SECTION 2. ENVIRONMENTAL COMPLIANCE

The proposed changes to the Ordinance will not result in direct or indirect changes to the environment and do not meet the definition of project under CEQA. (14 CCR 15378(b))

SECTION 3. REVISIONS TO CHAPTER 15.34

Text amendment to the Seaside Municipal Code Chapter 15.34 adding the below section into the code.

15.34.051 Metal detecting restrictions.

It is unlawful for any person, to engage in metal detection activities on any property located within an ordinance remediation district. Any violation of this restriction is considered an infraction and may result in an administrative citation as set by the annual fee schedule.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after its final passage and adoption at a duly noticed public hearing for the second reading of the proposed text revisions.

INTRODUCED AND PASSED TO PRINT at a regular meeting of the City Council of the City of Seaside, on the 18 day of June, 2020.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the ____ day of ____, 2020 by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton, City Clerk



CITY OF SEASIDE STAFF REPORT

Item No.: 16.G.

TO: City Council

FROM: Craig Malin, City Manager

BY: Lesley Milton, Assistant City Manager

DATE: July 2, 2020

**SUBJECT: INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE
MUNICIPAL CODE SECTION 2.14 BOARDS AND COMMISSIONS
(FIRST READING - ROLL CALL VOTE)**

PURPOSE & RECOMMENDATION

Introduce and pass to print the draft ordinance.

BACKGROUND

The Commissions, Committees and Boards are City Council appointed advisory bodies that serve as an important link between the City Council and Community by providing direct involvement in policy-making and communication of vital information.

Cities should strive at all possible times to make decisions with its residents, not merely for them. As the needs of a city change, so too should its Commissions to reflect the mission and vision, relevant to its staffing capacity.

The City of Seaside mission is "Include, Innovate and Inspire" and the City desires to keep the element of inclusiveness present with the continued facilitation of our Boards and Commissions. However, the changing environment that COVID-19 has presented to the City budget has resulted in a severe reduction in programming and a loss of city staff to facilitate boards and commission meetings, activities and record management.

Re-balancing the Board and Commission responsibilities among the remaining staff, the

proposed changes to the Municipal Code include:

- Board and Commissions will meet quarterly, and/or as needed for city business. Meeting dates and time will be established by resolution, for flexibility of commissioners.
- Modification of the Planning Commission purview to reassign and absorb all responsibilities of the Board of Architectural Review (BAR). The existing appointed members of the BAR would become members of the Planning Commission, temporarily increasing membership to 10 members, and through attrition only will return to 7.
- Oversight of Mural approvals would be assigned to the Art and History Commission, consistent with the recently adopted Art in Public Places Policy.
- Elimination of the non-active commissions codified into code; Human Relations Commission and the Youth Commission at this time, always subject to reinstatement at a later date if directed.

FISCAL IMPACT

There is no fiscal impact associated with this section beyond codification of the ordinance.

Staff recommends approving the first reading and passing to print the draft ordinance as presented.

ATTACHMENTS

1. Draft Ordinance

Reviewed for Submission to the
City Council by:

A handwritten signature in blue ink, appearing to read 'Craig Malin', with a stylized, looping design.

Craig Malin, City Manager

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE AMEND CHAPTER 2.14 BOARD AND COMMISSIONS MODIFYING MEETING DATES, TIMES, ELIMINATING NON-FUNCTIONING COMMISSIONS AND REORGANIZING DUTIES OF THE PLANNING COMMISSION

WHEREAS, Cities should strive at all possible times to make decisions with its residents, not merely for them; and

WHEREAS, The Commissions, Committees and Boards are City Council appointed advisory bodies that serve as an important link between the City Council and Community by providing direct involvement in policy-making and communication of vital information; and

WHEREAS, As the needs of a city change, so too should its Commissions to reflect the mission and vision, as well as staffing capacity; and

WHEREAS, the changing environment that COVID-19 has presented to the City budget, including loss of city staff to facilitate boards and commission meetings, activities and records, and changes are need to continue the ability for staff to facilitate the public's business, with the appropriate public involvement on the Boards, Commissions and Committees.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF SEASIDE DOES ORDAIN AS FOLLOWS:

SECTION 1. Purpose and Intent

The purpose of this ordinance is to modify the existing regulations for Boards, Commissions and committees, making it responsive to the staff capacity and community needs at this time.

SECTION 2. Revisions to Chapter 2.

The following sections of the Seaside Municipal code are hereby amended to be restated as follows:

SMC 2.14 BOARDS AND COMMISSIONS

2.14.080 Meetings.

Commissions shall meet on an as needed basis, as called by the chair or staff, but not less than quarterly, on the day and time approved by resolution of the city council.

2.14.140 Residency.

All commission members shall be residents of the city.

Chapter 2.26 Planning Commission

2.26.020 Composition and terms of office.

The planning commission shall consist of seven members regularly. There is an allowable, temporary, increase to 10 members to allow for the existing Board of Architectural Review members to be added to the Planning Commission. Through attrition, the number will be no more than 7 members. The appointed members shall hold office for four years.

2.26.030 Powers and duties.

The planning commission shall have all the powers and perform duties as provided in Government Code Section 65103. It shall be the function and duty of the planning commission to prepare, periodically review and revise, as necessary, the general plan of the city and to implement the general plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinances. The Planning Commission will also act as the Board of Architectural Review, as it pertains to all references in Chapter 17.70.070 of the Seaside Municipal Code.

SECTION 3: Additions to Chapter 2

The following text is to be added to Chapter 2 of the Seaside Municipal Code:

Chapter 2.16 Art and History Commission

2.16.040 Responsibilities

L. Make recommendations to the City Council regarding public art and murals on city buildings, city property or funded by the city and responsible for approval of all public art and murals on non-city facilities, viewable by the public.

SECTION 4: Deletions from Chapter 2

SMC CHAPTER 2 ADMINISTRATION AND PERSONNEL

The following sections of the Seaside Municipal Code here hereby deleted but the headings and code sections be preserved in perpetuity:

Chapter 2.32 Youth Commission

Chapter 22.2 Human Relations Commission

19.11.010. Severability. If any word, phrase, sentence, part, section, subsection, or other portion of this Chapter, or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this Chapter, and all applications thereof, not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The City Council hereby declares that it would have passed this title, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases had been declared invalid or unconstitutional.”

SECTION 3. Effective date. This Ordinance shall take effect thirty (30) days after its final passage and adoption by the Council.

INTRODUCED AND PASSED TO PRINT at a regular meeting of the City Council of the City of Seaside held on ____, 2019.

ADOPTED as an Ordinance of the City Council of the City of Seaside at a regular meeting of the City Council held on _____ 2019, by the following vote:

AYES:	Council members:
NOES:	Council members:
ABSENT:	Council members:
ABSTAIN:	Council members:

Ian N. Oglesby, Mayor

Attest:

Lesley Milton, City Clerk



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 16.H.

TO: City Council

BY:

DATE: July 2, 2020

SUBJECT: ADOPT URGENCY ORDINANCE EXTENDING ORDINANCE #1083 CONTINUING A MORATORIUM ON EVICTIONS SUE TO NON PAYMENT OF RENT FOR RESIDENTIAL AND COMMERCIAL TENANTS WHERE THE FAILURE TO PAY RENT RESULTS FROM INCOME LOSS FROM THE NOVEL CORONA VIRUS (COVID-19) AND ORDINANCE #1088 WITH RESPECT TO FAILURE TO PAY HOMEOWNER'S ASSOCIATION FEES RESULTING FROM COVID-19

PURPOSE & RECOMMENDATION

Adopt urgency ordinance extending ordinances 1083 and 1088.

BACKGROUND

On March 19, 2020, the City Council adopted Urgency Ordinance #1083 which established a moratorium on residential and commercial evictions created by a failure to pay rent when such failure was the result of the COVID-19 pandemic emergency. Urgency Ordinance #1083 expired when Governor Newsom's Executive Order N28-20 expired on May 31, 2020, but provided that the Ordinance might be extended upon the an extension of the Governor's order and action of this Council.

On April 2, 2020, the City Council adopted Urgency Ordinance #1088 which established a moratorium on evictions created by a failure to pay homeowner's association fees when such failure was the result of the COVID-19 pandemic emergency. Urgency Ordinance #1085 also expired when Governor Newsom's Executive Order expired on May 31, 2020, but provided that the Ordinance might be extended upon an extension of the Governor's order and action of this Council.

On May 27, 2020, Governor Newsom signed Executive Order N 37-20 which extended eviction protections for residential and commercial tenants for failure to pay rent

and/or homeowner association fees through July 31, 2020. Accordingly, the attached Urgency Ordinance seeks Council extension of Ordinances 1083 and 1088 through July 31, 2020.

As the state and the County of Monterey begin the phased re-opening of businesses and re-employment of citizens, extending each ordinance is intended to reduce the risk of increased homelessness and to assist with the transition impacts after COVID-19 on our local businesses thus minimizing the impacts on the lives or property of the inhabitants of the City during this time of crisis.

The extension of the Urgency Ordinances extends all parts of the urgency ordinances, including the prohibitions of evictions of residential and commercial tenants for failure to pay either rent or homeowner's association dues or fees. It does not relieve the obligation to pay either rent or homeowner dues and continues to establish a defense in any unlawful detainer action filed after the date of the local emergency. A Landlord or Homeowner Association who fails to comply with the ordinance may be subject to actual and exemplary damages, treble damages, attorney's fees and costs and/or a misdemeanor as set forth in the Seaside Municipal Code Chapter 2.40.

ATTACHMENTS

1. URGENCY ORDINANCE-EXTENDING 1083 AND 1088.
 2. Ord 1083 Temporary Moratorium of Forclosures Due to Non-Payment Resulting from Covid-19
 3. Ord 1088 Moritorium HOA
-

ORDINANCE NO.

AN URGENCY ORDINANCE OF THE CITY OF SEASIDE EXTENDING ORDINANCE 1083 RELATING TO RESIDENTIAL AND COMMERCIAL EVICTIONS CAUSED BY A FAILURE TO PAY RENT AND ORDINANCE 1088 RELATING TO FORECLOSURE DUE TO NONPAYMENT OF HOMEOWNER ASSOCIATION ASSESSMENTS WHEN SUCH FAILURE TO PAY RESULTS FROM INCOME LOSS RESULTING FROM THE NOVEL CORONAVIRUS (COVID-19)

WHEREAS, on March 12, 2020, California Governor Gavin Newsom issued Executive Order N-25-20 declaring, pursuant to the authority granted in the California Government Code, that the Employment Development Department shall waive the ordinary one-week waiting period for claims for disability insurance and unemployment insurance related to COVID-19; and

WHEREAS, on March 12, 2020, California Governor Gavin Newsom also declared in Executive Order N-25-20 that the Department of Tax and Fee Administration shall grant up to 60 days relief to any persons unable to timely file their taxes as a result of hardship related to COVID-19; and

WHEREAS, on March 13, 2020, pursuant to California Government Code § 8630 and Seaside Municipal Code Chapter 2.40, Seaside City Manager and Director of Emergency Services Craig Malin issued a proclamation declaring a local emergency; and

WHEREAS, on March 16, 2020, California Governor Gavin Newsom declared in Executive Order N-28-20 that the economic impacts of COVID-19 have been significant and could threaten to undermine Californians' housing security and the stability of California businesses; and

WHEREAS, on March 16, 2020, California Governor Gavin Newsom also declared in Executive Order N-28-20 that many Californians are experiencing substantial losses of income as a result of business closures, the loss of hours or wages, or layoffs related to COVID-19, hindering their ability to keep up with their rents, mortgages, and utility bills; and

WHEREAS, on March 16, 2020, California Governor Gavin Newsom also declared in Executive Order N-28-20 that any preemption of local police powers related to California Civil Code § 1940 et seq. or § 1954.25 et seq. are hereby suspended as it relates to local jurisdictions enacting moratoria on residential and commercial evictions; and

WHEREAS, on March 19, 2020, the City Council of the City of Seaside adopted an Urgency Ordinance #1083 establishing a prohibition on evictions for residential and commercial tenants where the failure to pay rent results from a financial impact created by the COVID 19 pandemic emergency. Urgency Ordinance 1083 expired on May 31, 2020, unless Governor Newsome extended Executive Order N-28-20 and the Council took action to extend; and

WHEREAS, on March 19, 2020, the City Council of the City of Seaside adopted an Urgency Ordinance 1083 but did not reference foreclosures by Homeowner Associations for failure to pay assessments; and

WHEREAS, on April 2, 2020, the City Council of the City of Seaside adopted an Urgency Ordinance #1088 established a temporary moratorium on foreclosures and evictions by Homeowner Associations for failure to pay assessments. Urgency Ordinance 1088 expired on May 31, 2020, unless Governor Newsome extended Executive Order N-28-20 and the Council took action to extend; and

WHEREAS, on May 27, 2020, California Governor Gavin Newsom extended such protections in Executive Order N-37-20; and

WHEREAS, many of Seaside's businesses continue to be adversely impacted by a severe decline in tourism and severe decline in tourists due to COVID-19; and

WHEREAS, foreclosure and subsequent eviction during the temporary emergency exacerbates the stress and can inhibit effective emergency response to the COVID -19 subjecting foreclosed upon homeowners to relocation and potential homelessness; and

WHEREAS, homelessness can exacerbate vulnerability to COVID-19, the government must take measures to preserve and increase housing security for Californians to protect public health, especially now that many millions of people have been ordered to shelter in place; and

WHEREAS, displacement through foreclosure and eviction destabilizes the living situation of homeowners and impacts the health of Seaside's residents by uprooting children from schools, disrupting the social ties and networks that are integral to citizens' welfare and the stability of communities within the city; and

WHEREAS, displacement through foreclosure and eviction creates undue hardship for homeowners and tenants through additional relocation

costs, stress and anxiety, and the threat of homelessness due to the lack of alternative housing and is contrary to the sheltering-in-place orders of the State of California and the County of Monterey; and

WHEREAS, during the COVID-19 pandemic outbreak, affected homeowners and tenants who have lost income due to the impact on the economy or their employment may be at risk of homelessness if they are foreclosed upon or evicted for nonpayment of homeowner's assessments, as they will have little or no income and, thus, be unable to secure other housing if evicted; and

WHEREAS, this ordinance continues to be a temporary moratorium intended to promote stability and fairness within the residential market in the City of Seaside during the COVID-19 pandemic outbreak, and to prevent avoidable homelessness thereby serving the public peace, health, safety, and public welfare and to enable tenants in the city whose income and ability to work is affected due to COVID-19 to remain in their homes.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEASIDE DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The City Council hereby finds that all of the foregoing recitals and the staff report presented herewith are true and correct and are hereby incorporated and adopted as findings of the City Council as though fully set forth herein.

SECTION 2. Findings. The City Council hereby finds, determines and declares that this urgency ordinance adoption pursuant to Government Code section 36937 is necessary because:

- A. Housing is difficult to procure in Seaside and the Central Coast of Monterey County. This temporary moratorium promotes stability for our homeowners who are subject to Homeowner Association dues and assessments in the City of Seaside during an unprecedented pandemic of COVID-19; and to prevent avoidable relocation and homelessness thereby serving the public peace, health, safety, and public welfare; and
- B. Without the imposition of this urgency ordinance, there is an increased risk to our homeowners becoming homeless imperiling the lives or property of inhabitants of the city; and
- C. For the immediate preservation of the public peace, health, and safety, the City Council finds that it is necessary to adopt an

ordinance regulating evictions, for all of the reasons set forth in the recitals above, which are incorporated herein by reference.

SECTION 3. Urgency Need. Based on the foregoing recitals and findings, all of which are deemed true and correct, this ordinance is urgently needed for the immediate preservation of the public peace, health, and safety. This urgency ordinance shall take effect immediately upon adoption in accordance with the provisions set forth in Government Code section 36937.

SECTION 4. Extension of Urgency Ordinance 1083 and 1088. The City Council of the City of Seaside hereby extends Urgency ordinances 1083 and 1088 temporarily prohibiting foreclosures and evictions due to the non-payment of rent or homeowner dues and assessments where the failure to pay results from impacts resulting from the Novel Coronavirus (COVID-19).

SECTION 5. Violations. This Ordinance is an Urgency Ordinance adopted pursuant to a local, state and national state of emergency and therefore shall be punishable as a misdemeanor as set forth in Section 2.40.100 of the Seaside Municipal Code. In addition, this Ordinance grants a defense in the event that a foreclosure action is commenced in violation of this Ordinance.

SECTION 6. Uncodified. This Ordinance shall not be codified.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 8. Effective Date and Expiration Date. This ordinance extending Urgency Ordinances 1083 and 1088 shall take effect immediately upon its adoption and shall automatically expire at midnight on July 31, 2020, unless extended by the council following a lawful extension of Executive Order N-37-20 as may be ordered by the Governor of the State of California.

SECTION 9. Environmental Determination. The City Council finds that the adoption and implementation of this ordinance are exempt from the provisions of the California Environmental Quality Act under section 15061(b)(3) in that the City Council finds there is no possibility that the implementation of this ordinance may have significant effects on the environment. The ordinance would apply commercial and residential tenant protection measures to existing units in Seaside, which is solely an administrative process resulting in no physical change to the environment.

SECTION 10. Publication. The City Clerk is directed to cause this ordinance to be published in the manner required by law.

PASSED FOR FINAL ADOPTION as an emergency ordinance this 2nd day of July, 2020, by the following vote:

NOES:

ABSENT:

APPROVED:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton, City Clerk

ORDINANCE NO. 1083

AN URGENCY ORDINANCE OF THE CITY OF SEASIDE

ENACTING A TEMPORARY MORATORIUM ON FORECLOSURES DUE TO NONPAYMENT OF HOMEOWNER ASSOCIATION ASSESSMENTS WHICH RESULT FROM INCOME LOSS RESULTING FROM THE NOVEL CORONAVIRUS (COVID-19), AND SETTING FORTH THE FACTS CONSTITUTING SUCH URGENCY

WHEREAS, in late December 2019, several cases of unusual pneumonia began to emerge, and on January 7, 2020, a novel coronavirus now known as COVID-19 was identified as the likely source of that illness; and

WHEREAS, on January 30, 2020, the World Health Organization ("WHO") declared COVID-19 a Public Health Emergency of International Concern, and on January 31, 2020, the United States Secretary of Health and Human Services declared a Public Health Emergency; and

WHEREAS, COVID-19 is easily transmissible from person to person and, according to the World Health Organization, has spread globally to over 202 countries, infected more than 509,164 people, and killed more than 23,335 individuals as of March 27, 2020; and

WHEREAS, on March 2, 2020, the Monterey County Operational Area Emergency Operations Center was activated to Level 3 – its lowest level – to support the Monterey County Health Department and other local health partners, and on March 18, 2020, the Monterey County Operational Area Emergency Operations Center was upgraded to Level 2; and

WHEREAS, on March 4, 2020, California Governor Gavin Newsom declared a state of emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for a more significant spread of COVID-19, all in response to the rising number of positive California cases, including one official COVID-19 death; and

WHEREAS, on March 6, 2020, Monterey County Administrative Officer Charles McKee issued a proclamation declaring a local emergency related to the outbreak of COVID-19; and

WHEREAS, on March 12, 2020, California Governor Gavin Newsom issued Executive Order N-25-20 declaring, pursuant to the authority granted

in the California Government Code, that the Employment Development Department shall waive the ordinary one-week waiting period for claims for disability insurance and unemployment insurance related to COVID-19; and

WHEREAS, on March 12, 2020, California Governor Gavin Newsom also declared in Executive Order N-25-20 that the Department of Tax and Fee Administration shall grant up to 60 days relief to any persons unable to timely file their taxes as a result of hardship related to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States declared a national emergency making available \$50 billion in federal resources to combat the spread of COVID-19; and

WHEREAS, on March 13, 2020, pursuant to California Government Code § 8630 and Seaside Municipal Code Chapter 2.40, Seaside City Manager and Director of Emergency Services Craig Malin issued a proclamation declaring a local emergency; and

WHEREAS, the Monterey County Superintendent of Schools and all district superintendents in the county have decided to close schools to students beginning Monday, March 16, 2020 until no earlier than April 8, 2020, and these school closures will cause children to remain at home, leading to many parents adjusting their work schedules to take time off work, whether paid or unpaid; and

WHEREAS, hourly wage earners are unlikely to be paid for time off, and the inability to work due to school closures will economically strain those families who cannot afford to take off time from work to stay at home; and

WHEREAS, as of March 15, 2020, the Centers for Disease Control and Prevention issued new guidance encouraging people to avoid gatherings of more than 50 people; and

WHEREAS, as of March 25, 2020, at 2 pm there were 3,006 positive cases and 65 deaths in California related to COVID-19; and

WHEREAS, as of March 16, 2020, there have been three confirmed cases of COVID-19 in the County of San Benito and eleven confirmed cases in the County of Santa Cruz; and

WHEREAS, as of March 27, 2020, there have been twenty-seven confirmed cases of COVID-19 and one death in the County of Monterey; and

WHEREAS, many events across the tri-county area are being canceled or postponed due to the orders and recommendations at all levels of government to stop large gatherings amid concerns over the spread of COVID-19, and these cancellations and postponements cause a loss in revenue for the event and a loss of income for the people who would have staffed that event, as well as lost revenue for surrounding local businesses that rely on such events to bring patrons to their businesses; and

WHEREAS, many of Seaside's businesses will be adversely impacted by a severe decline in tourism and severe decline in tourists due to COVID-19. Additionally, retail sales of cars and other goods will decline as residents shelter in place pursuant to the emergency orders; and

WHEREAS, on March 17, 2020, the County of Monterey, with a population of approximately 435,000, joined several of the Greater Bay Area counties in ordering its residents to shelter in place beginning March 18, 2020, at 12:01 am until April 8, 2020; and

WHEREAS, on March 16, 2020, California Governor Gavin Newsom declared in Executive Order N-28-20 that the economic impacts of COVID-19 have been significant and could threaten to undermine Californians' housing security and the stability of California businesses; and

WHEREAS, on March 16, 2020, California Governor Gavin Newsom also declared in Executive Order N-28-20 that many Californians are experiencing substantial losses of income as a result of business closures, the loss of hours or wages, or layoffs related to COVID-19, hindering their ability to keep up with their rents, mortgages, and utility bills; and

WHEREAS, on March 16, 2020, California Governor Gavin Newsom also declared in Executive Order N-28-20 that any preemption of local police powers related to California Civil Code § 1940 et seq. or § 1954.25 et seq. are hereby suspended as it relates to local jurisdictions enacting moratoria on residential and commercial evictions; and

WHEREAS, on March 19, 2020, the City Council of the City of Seaside adopted an Urgency Resolution establishing a temporary moratorium on residential and commercial tenant evictions, but did not reference foreclosures by Homeowner Associations for failure to pay assessments; and

WHEREAS, foreclosure and subsequent eviction during the temporary emergency exacerbates the stress and can inhibit effective emergency response to the COVID -19 subjecting foreclosed upon homeowners to relocation and potential homelessness; and

WHEREAS, homelessness can exacerbate vulnerability to COVID-19, the government must take measures to preserve and increase housing security for Californians to protect public health, especially now that many millions of people have been ordered to shelter in place; and

WHEREAS, displacement through foreclosure and eviction destabilizes the living situation of homeowners and impacts the health of Seaside's residents by uprooting children from schools, disrupting the social ties and networks that are integral to citizens' welfare and the stability of communities within the city; and

WHEREAS, displacement through foreclosure and eviction creates undue hardship for homeowners and tenants through additional relocation costs, stress and anxiety, and the threat of homelessness due to the lack of alternative housing and is contrary to the sheltering-in-place orders of the State of California and the County of Monterey; and

WHEREAS, during the COVID-19 pandemic outbreak, affected homeowners and tenants who have lost income due to the impact on the economy or their employment may be at risk of homelessness if they are foreclosed upon or evicted for nonpayment of homeowner's assessments, as they will have little or no income and, thus, be unable to secure other housing if evicted; and

WHEREAS, this ordinance is temporary and shall expire no later than May 31, 2020, unless the Governor of the State of California extends the period of time that Executive Order N-28-20 is valid and enforceable; and

WHEREAS, this ordinance is a temporary moratorium intended to promote stability and fairness within the residential market in the City of Seaside during the COVID-19 pandemic outbreak, and to prevent avoidable homelessness thereby serving the public peace, health, safety, and public welfare and to enable tenants in the city whose income and ability to work is affected due to COVID-19 to remain in their homes.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEASIDE DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The City Council hereby finds that all of the foregoing recitals and the staff report presented herewith are true and correct and are hereby incorporated and adopted as findings of the City Council as though fully set forth herein.

SECTION 2. Findings. The City Council hereby finds, determines and declares that this urgency ordinance adoption pursuant to Government Code section 36937 is necessary because:

- A. Housing is difficult to procure in Seaside and the Central Coast of Monterey County. This temporary moratorium promotes stability for our homeowners who are subject to Homeowner Association dues and assessments in the City of Seaside during an unprecedented pandemic of COVID-19; and to prevent avoidable relocation and homelessness thereby serving the public peace, health, safety, and public welfare; and
- B. Without the imposition of this urgency ordinance, there is an increased risk to our homeowners becoming homeless imperiling the lives or property of inhabitants of the city; and
- C. For the immediate preservation of the public peace, health, and safety, the City Council finds that it is necessary to adopt an ordinance regulating evictions, for all of the reasons set forth in the recitals above, which are incorporated herein by reference.

SECTION 3. Urgency Need. Based on the foregoing recitals and findings, all of which are deemed true and correct, this ordinance is urgently needed for the immediate preservation of the public peace, health, and safety. This urgency ordinance shall take effect immediately upon adoption in accordance with the provisions set forth in Government Code section 36937.

SECTION 4. Temporary moratorium on foreclosures due to failure to pay Homeowner Association dues and assessments. The City Council of the City of Seaside does adopt the emergency regulations prohibiting foreclosures by Homeowner Associations for failure to pay dues and assessments where the failure to pay results from impacts resulting from the Novel Coronavirus (COVID-19) as more specifically set forth in Exhibit A, attached hereto and incorporated herein by reference, which shall take effect immediately.

SECTION 5. Violations. This Ordinance is an Urgency Ordinance adopted pursuant to a local, state and national state of emergency and therefore shall be punishable as a misdemeanor as set forth in Section 2.40.100 of the Seaside Municipal Code. In addition, this Ordinance grants a defense in the event that a foreclosure action is commenced in violation of this Ordinance.

SECTION 6. Uncodified. This Ordinance shall not be codified.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 8. Effective Date and Expiration Date. This ordinance shall take effect immediately upon its adoption and shall automatically expire at midnight on May 31, 2020, unless extended by the council following a lawful extension of Executive Order N-28-20 as may be ordered by the Governor of the State of California.

SECTION 9. Environmental Determination. The City Council finds that the adoption and implementation of this ordinance are exempt from the provisions of the California Environmental Quality Act under section 15061(b)(3) in that the City Council finds there is no possibility that the implementation of this ordinance may have significant effects on the environment. The ordinance would apply commercial and residential tenant protection measures to existing units in Seaside, which is solely an administrative process resulting in no physical change to the environment.

SECTION 10. Publication. The City Clerk is directed to cause this ordinance to be published in the manner required by law.

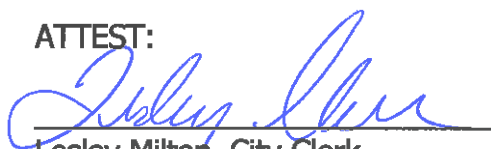
PASSED FOR FINAL ADOPTION as an emergency ordinance this 2nd day of April, 2020, by the following vote:

AYES:	5	COUNCIL MEMBERS:	Campbell, Kispersky, Oglesby, Pacheco, Wizard
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	0	COUNCIL MEMBERS:	None
ABSTAIN:	0	COUNCIL MEMBERS:	None



Ian N. Oglesby, Mayor

ATTEST:



Lesley Milton, City Clerk

EXHIBIT A

TEMPORARY MORATORIUM ON FORECLOSURES AND EVICTIONS DUE TO NONPAYMENT OF HOMEOWNERS' ASSOCIATION DUES AND ASSESSMENTS WHERE THE FAILURE TO PAY RESULTS FROM WAGE LOSS DUE TO THE NOVEL CORONAVIRUS (COVID-19)

Pursuant to the general police power of the City of Seaside to protect the health, safety, and welfare of its citizens, the authority of any HOA to initiate foreclosure pursuant to California Civil Code § 5705(c), if the basis for the foreclosure arises out of financial impacts related to COVID-19 or by any local, state, or federal government response to COVID-19 and is documented, is hereby suspended through May 31, 2020, unless otherwise terminated or extended.

For purposes of this order, "financial impacts related to COVID-19" include, but are not limited to, tenant lost household income as a result of any of the following: (1) being sick with COVID-19 or caring for a household or family member who is sick with COVID-19; (2) layoff, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19 including for tenants who are salaried employees or self-employed; (3) compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency; (4) extraordinary out-of-pocket medical expenses; or (5) child care needs arising from school closures related to COVID-19.

ORDINANCE NO. 1088

AN URGENCY ORDINANCE OF THE CITY OF SEASIDE

ENACTING A TEMPORARY MORATORIUM ON FORECLOSURES DUE TO NONPAYMENT OF HOMEOWNER ASSOCIATION ASSESSMENTS WHICH RESULT FROM INCOME LOSS RESULTING FROM THE NOVEL CORONAVIRUS (COVID-19), AND SETTING FORTH THE FACTS CONSTITUTING SUCH URGENCY

WHEREAS, in late December 2019, several cases of unusual pneumonia began to emerge, and on January 7, 2020, a novel coronavirus now known as COVID-19 was identified as the likely source of that illness; and

WHEREAS, on January 30, 2020, the World Health Organization ("WHO") declared COVID-19 a Public Health Emergency of International Concern, and on January 31, 2020, the United States Secretary of Health and Human Services declared a Public Health Emergency; and

WHEREAS, COVID-19 is easily transmissible from person to person and, according to the World Health Organization, has spread globally to over 202 countries, infected more than 509,164 people, and killed more than 23,335 individuals as of March 27, 2020; and

WHEREAS, on March 2, 2020, the Monterey County Operational Area Emergency Operations Center was activated to Level 3 – its lowest level – to support the Monterey County Health Department and other local health partners, and on March 18, 2020, the Monterey County Operational Area Emergency Operations Center was upgraded to Level 2; and

WHEREAS, on March 4, 2020, California Governor Gavin Newsom declared a state of emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for a more significant spread of COVID-19, all in response to the rising number of positive California cases, including one official COVID-19 death; and

WHEREAS, on March 6, 2020, Monterey County Administrative Officer Charles McKee issued a proclamation declaring a local emergency related to the outbreak of COVID-19; and

WHEREAS, on March 12, 2020, California Governor Gavin Newsom issued Executive Order N-25-20 declaring, pursuant to the authority granted

in the California Government Code, that the Employment Development Department shall waive the ordinary one-week waiting period for claims for disability insurance and unemployment insurance related to COVID-19; and

WHEREAS, on March 12, 2020, California Governor Gavin Newsom also declared in Executive Order N-25-20 that the Department of Tax and Fee Administration shall grant up to 60 days relief to any persons unable to timely file their taxes as a result of hardship related to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States declared a national emergency making available \$50 billion in federal resources to combat the spread of COVID-19; and

WHEREAS, on March 13, 2020, pursuant to California Government Code § 8630 and Seaside Municipal Code Chapter 2.40, Seaside City Manager and Director of Emergency Services Craig Malin issued a proclamation declaring a local emergency; and

WHEREAS, the Monterey County Superintendent of Schools and all district superintendents in the county have decided to close schools to students beginning Monday, March 16, 2020 until no earlier than April 8, 2020, and these school closures will cause children to remain at home, leading to many parents adjusting their work schedules to take time off work, whether paid or unpaid; and

WHEREAS, hourly wage earners are unlikely to be paid for time off, and the inability to work due to school closures will economically strain those families who cannot afford to take off time from work to stay at home; and

WHEREAS, as of March 15, 2020, the Centers for Disease Control and Prevention issued new guidance encouraging people to avoid gatherings of more than 50 people; and

WHEREAS, as of March 25, 2020, at 2 pm there were 3,006 positive cases and 65 deaths in California related to COVID-19; and

WHEREAS, as of March 16, 2020, there have been three confirmed cases of COVID-19 in the County of San Benito and eleven confirmed cases in the County of Santa Cruz; and

WHEREAS, as of March 27, 2020, there have been twenty-seven confirmed cases of COVID-19 and one death in the County of Monterey; and

WHEREAS, many events across the tri-county area are being canceled or postponed due to the orders and recommendations at all levels of government to stop large gatherings amid concerns over the spread of COVID-19, and these cancellations and postponements cause a loss in revenue for the event and a loss of income for the people who would have staffed that event, as well as lost revenue for surrounding local businesses that rely on such events to bring patrons to their businesses; and

WHEREAS, many of Seaside's businesses will be adversely impacted by a severe decline in tourism and severe decline in tourists due to COVID-19. Additionally, retail sales of cars and other goods will decline as residents shelter in place pursuant to the emergency orders; and

WHEREAS, on March 17, 2020, the County of Monterey, with a population of approximately 435,000, joined several of the Greater Bay Area counties in ordering its residents to shelter in place beginning March 18, 2020, at 12:01 am until April 8, 2020; and

WHEREAS, on March 16, 2020, California Governor Gavin Newsom declared in Executive Order N-28-20 that the economic impacts of COVID-19 have been significant and could threaten to undermine Californians' housing security and the stability of California businesses; and

WHEREAS, on March 16, 2020, California Governor Gavin Newsom also declared in Executive Order N-28-20 that many Californians are experiencing substantial losses of income as a result of business closures, the loss of hours or wages, or layoffs related to COVID-19, hindering their ability to keep up with their rents, mortgages, and utility bills; and

WHEREAS, on March 16, 2020, California Governor Gavin Newsom also declared in Executive Order N-28-20 that any preemption of local police powers related to California Civil Code § 1940 et seq. or § 1954.25 et seq. are hereby suspended as it relates to local jurisdictions enacting moratoria on residential and commercial evictions; and

WHEREAS, on March 19, 2020, the City Council of the City of Seaside adopted an Urgency Resolution establishing a temporary moratorium on residential and commercial tenant evictions, but did not reference foreclosures by Homeowner Associations for failure to pay assessments; and

WHEREAS, foreclosure and subsequent eviction during the temporary emergency exacerbates the stress and can inhibit effective emergency response to the COVID -19 subjecting foreclosed upon homeowners to relocation and potential homelessness; and

WHEREAS, homelessness can exacerbate vulnerability to COVID-19, the government must take measures to preserve and increase housing security for Californians to protect public health, especially now that many millions of people have been ordered to shelter in place; and

WHEREAS, displacement through foreclosure and eviction destabilizes the living situation of homeowners and impacts the health of Seaside's residents by uprooting children from schools, disrupting the social ties and networks that are integral to citizens' welfare and the stability of communities within the city; and

WHEREAS, displacement through foreclosure and eviction creates undue hardship for homeowners and tenants through additional relocation costs, stress and anxiety, and the threat of homelessness due to the lack of alternative housing and is contrary to the sheltering-in-place orders of the State of California and the County of Monterey; and

WHEREAS, during the COVID-19 pandemic outbreak, affected homeowners and tenants who have lost income due to the impact on the economy or their employment may be at risk of homelessness if they are foreclosed upon or evicted for nonpayment of homeowner's assessments, as they will have little or no income and, thus, be unable to secure other housing if evicted; and

WHEREAS, this ordinance is temporary and shall expire no later than May 31, 2020, unless the Governor of the State of California extends the period of time that Executive Order N-28-20 is valid and enforceable; and

WHEREAS, this ordinance is a temporary moratorium intended to promote stability and fairness within the residential market in the City of Seaside during the COVID-19 pandemic outbreak, and to prevent avoidable homelessness thereby serving the public peace, health, safety, and public welfare and to enable tenants in the city whose income and ability to work is affected due to COVID-19 to remain in their homes.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEASIDE DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The City Council hereby finds that all of the foregoing recitals and the staff report presented herewith are true and correct and are hereby incorporated and adopted as findings of the City Council as though fully set forth herein.

SECTION 2. Findings. The City Council hereby finds, determines and declares that this urgency ordinance adoption pursuant to Government Code section 36937 is necessary because:

- A. Housing is difficult to procure in Seaside and the Central Coast of Monterey County. This temporary moratorium promotes stability for our homeowners who are subject to Homeowner Association dues and assessments in the City of Seaside during an unprecedented pandemic of COVID-19; and to prevent avoidable relocation and homelessness thereby serving the public peace, health, safety, and public welfare; and
- B. Without the imposition of this urgency ordinance, there is an increased risk to our homeowners becoming homeless imperiling the lives or property of inhabitants of the city; and
- C. For the immediate preservation of the public peace, health, and safety, the City Council finds that it is necessary to adopt an ordinance regulating evictions, for all of the reasons set forth in the recitals above, which are incorporated herein by reference.

SECTION 3. Urgency Need. Based on the foregoing recitals and findings, all of which are deemed true and correct, this ordinance is urgently needed for the immediate preservation of the public peace, health, and safety. This urgency ordinance shall take effect immediately upon adoption in accordance with the provisions set forth in Government Code section 36937.

SECTION 4. Temporary moratorium on foreclosures due to failure to pay Homeowner Association dues and assessments. The City Council of the City of Seaside does adopt the emergency regulations prohibiting foreclosures by Homeowner Associations for failure to pay dues and assessments where the failure to pay results from impacts resulting from the Novel Coronavirus (COVID-19) as more specifically set forth in Exhibit A, attached hereto and incorporated herein by reference, which shall take effect immediately.

SECTION 5. Violations. This Ordinance is an Urgency Ordinance adopted pursuant to a local, state and national state of emergency and therefore shall be punishable as a misdemeanor as set forth in Section 2.40.100 of the Seaside Municipal Code. In addition, this Ordinance grants a defense in the event that a foreclosure action is commenced in violation of this Ordinance.

SECTION 6. Uncodified. This Ordinance shall not be codified.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 8. Effective Date and Expiration Date. This ordinance shall take effect immediately upon its adoption and shall automatically expire at midnight on May 31, 2020, unless extended by the council following a lawful extension of Executive Order N-28-20 as may be ordered by the Governor of the State of California.

SECTION 9. Environmental Determination. The City Council finds that the adoption and implementation of this ordinance are exempt from the provisions of the California Environmental Quality Act under section 15061(b)(3) in that the City Council finds there is no possibility that the implementation of this ordinance may have significant effects on the environment. The ordinance would apply commercial and residential tenant protection measures to existing units in Seaside, which is solely an administrative process resulting in no physical change to the environment.

SECTION 10. Publication. The City Clerk is directed to cause this ordinance to be published in the manner required by law.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 2nd day of April 2020.

AYES:	5	COUNCIL MEMBERS:	Campbell, Kispersky, Oglesby, Pacheco, Wizard
NOES:	0	COUNCILMEMBERS:	None
ABSENT:	0	COUNCILMEMBERS:	None
ABSTAIN:	0	COUNCILMEMBERS:	None


Ian N. Oglesby, Mayor

ATTEST:


Lesley Milton, City Clerk

EXHIBIT A

TEMPORARY MORATORIUM ON FORECLOSURES AND EVICTIONS DUE TO NONPAYMENT OF HOMEOWNERS' ASSOCIATION DUES AND ASSESSMENTS WHERE THE FAILURE TO PAY RESULTS FROM WAGE LOSS DUE TO THE NOVEL CORONAVIRUS (COVID-19)

Pursuant to the general police power of the City of Seaside to protect the health, safety, and welfare of its citizens, the authority of any HOA to initiate foreclosure pursuant to California Civil Code § 5705(c), if the basis for the foreclosure arises out of financial impacts related to COVID-19 or by any local, state, or federal government response to COVID-19 and is documented, is hereby suspended through May 31, 2020, unless otherwise terminated or extended.

For purposes of this order, "financial impacts related to COVID-19" include, but are not limited to, tenant lost household income as a result of any of the following: (1) being sick with COVID-19 or caring for a household or family member who is sick with COVID-19; (2) layoff, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19 including for tenants who are salaried employees or self-employed; (3) compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency; (4) extraordinary out-of-pocket medical expenses; or (5) child care needs arising from school closures related to COVID-19.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 17.A.

TO: City Council

FROM: Craig Malin, City Manager

BY: Kurt Overmeyer, Economic Development Manager

DATE: July 2, 2020

**SUBJECT: SUPPORT ASCENT DEVELOPMENT MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT PERMIT APPLICATION**

PURPOSE & RECOMMENDATION

Adding .83523 Acre Feet Per Year (AFY) to the Terrace and Broadway properties in support of the Monterey Peninsula Water Management District Permit Application

BACKGROUND

In January 2020, City Council approved an Affordable Housing Agreement on a project at Terrace and Broadway that will result in the construction of 106 apartment units, of which 16 will be made affordable to people with income that meets the HCD definition of "low-income," and 4,000 square feet of retail space. In August of 2019, City Council prioritized water allocations that included 10.91 Acre Feet per Year (AFY) to the Terrace and Broadway project. In the intervening months, the project has evolved somewhat and as a result, MPWMD provided the city with a revised water need assessment for the project. The updated water need requires a total of 12.88553 AFY and assumes that the project implements the best available ultra high efficiency fixtures.

The City working with MPWMD and the applicant were able to identify existing water credits with the two recently demolished commercial buildings of 1.1403 AFY, which was applied to the existing allocation for a total of 12.0503 AFY. This leaves a remainder of .83523 required for the project to move forward.

This action simply allocates the water to the project and is not related to the actions the CalAM would need to take to serve the project. It will allow the applicant to apply for MPWMD permits.

In the event that MCWMD is able to release reserves to the City for the purpose of building housing, existing water allocations would be offset and reprioritized to reflect the additional water for housing.

Re-prioritizing the water allocation will allow the Ascent project to move forward as approved and will provide a new 106 unit development and 4,000 square feet of high quality retail space.

FISCAL IMPACT

There is no direct fiscal impact to this project, however, the water allocation will allow the full project to move forward resulting new property tax and sales taxes to the City.

ATTACHMENTS

1. Draft Resolution
-

Reviewed for Submission to the
City Council by:

A handwritten signature in blue ink, appearing to read 'Craig Malin', with a stylized, sweeping flourish at the end.

Craig Malin, City Manager

RESOLUTION 20-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

AMENDING RESOLUTION 11-03 FOR A RE-PRIORITATION OF 38.831 ACRE- FEET OF AVAILABLE WATER ALLOCATION

WHEREAS, the City of Seaside has an available water allocation total of 38.831 AFY from all three water accounts of the Monterey Peninsula Water Management District as of April 2020; and

WHEREAS, the City of Seaside has water allocated across 5 categories which include: Broadway Catalyst between Hillsdale and Alhambra; Broadway and Terrace; Auto Center Properties, West Broadway Urban Village; and Small Commercial; and

WHEREAS, the City of Seaside values economic development and being business friendly, resulting in new or expanding small businesses requiring water; and

WHEREAS, several Auto Center properties have already upgraded facilities and only a few remain to upgrade; and

WHEREAS, the City of Seaside chooses to allocate 33.831 AFY of water at this time; and

WHEREAS, the active project at Terrace and Broadway requires an additional allocation of .43203 AFY to accommodate an additional unit and commercial space;

NOW THEREFORE BE IT RESOLVED, the City of Seaside reallocates water as reflected below:

Broadway Catalyst Project [Alhambra to Hillsdale] 0.0 AFY
Broadway and Terrace Project 12.88553 AFY
Auto Center 3.602 AFY
West Broadway Urban Village 11.543 AFY
Small Commercial 5.82247 AFY

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 7th day of May 202 by the following vote:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS
ABSTAIN: COUNCILMEMBERS

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton, City-Clerk



CITY OF SEASIDE STAFF REPORT

Item No.: 17.B.

TO: City Council

FROM: Craig Malin, City Manager

BY: Abdul Pridgen, Police Chief

DATE: July 2, 2020

**SUBJECT: COUNCIL MEMBER REQUEST TO DISCUSS THE SEASIDE
POLICE DEPARTMENT USE OF FORCE POLICIES AND "8 CAN'T
WAIT" INITIATIVE**

PURPOSE & RECOMMENDATION

Review the Police Department's Use of Force Policy

BACKGROUND

The Seaside Police Department is committed to providing quality police services, in partnership with our community, to enhance and maintain trusting relationships. To that end, we are constantly revising protocols and policies to align with best practices. Typically, policy changes occur without public declarations or pronouncements—this time is different.

Our nation is grieving the horrific death of Mr. George Floyd. His tragic demise, at the hands of Minneapolis police, served as a catalyst for millions of diverse Americans to protest demanding justice for Mr. Floyd, an end systemic racism, and police brutality. Citizens are championing the adoption of use of force policies which preclude force, or lead to safer use of force outcomes. In this moment, the Seaside Police Department must openly profess the care and concern we have for our community through the policies we promulgate.

Campaign Zero has launched an initiative concentrating on limiting use of force called 8 Can't Wait. Communities across the country believe the use of force policy solutions

enumerated in the 8 Can't Wait campaign will restrict police use of excessive force. The 8 Can't Wait initiative focuses on the following:

- Banning choke and strangle holds
- Require de-escalation
- Require warning before shooting
- Require exhausting alternatives before shooting
- Duty to intervene
- Ban shooting at moving vehicles
- Require Use of Force Continuum
- Require Comprehensive Reporting

The Seaside Police Department is proud that most of our use of force policies align with 8 Can't Wait, but we recognize more can be done. Recently, we updated our use of force policy to virtually mirror the recommendations from 8 Can't Wait.

The following policies are currently in place and harmonize with 8 Can't Wait's precepts:

Ban chokeholds, strangleholds (i.e. carotid restraints), hog-tying and transporting people face down in a vehicle **SSPD Policy 300.3.4 rescinded. Aforementioned maneuvers prohibited.**

Utilize de-escalation tactics (verbalization; creating distance, time and space; tactical repositioning, etc.) whenever possible instead of using force **SSPD Policy 300.10**

Require officers give a verbal warning, when possible, before using deadly force and give people a reasonable amount of time to comply with the warning **SSPD Policy 300.4(b)**

Authorize deadly force **only** when there is an **imminent** threat to an officer's life or the life of another person and such force is strictly unavoidable to protect life as required under International Law. Deadly force should only be authorized after all other reasonable alternatives have been exhausted. **SSPD Policy 300.2**

Intervene to stop other officers who are using excessive force and report them to a supervisor **SSPD Policy 300.2.1**

Shooting at moving vehicles **SSPD Policy 300.4.1**

Use minimum amount of force to apprehend a subject, with specific guidelines for the types of force and tools authorized for a given level of resistance **SSPD Policy 300.3**

Require comprehensive use of force reporting. **SSPD Policy 300.5 & 300.5.2**
The Seaside Police Department will continue to work with staff, City leaders, and

community stakeholders to achieve substantive policy reform, which incorporates community sentiment and underscores our commitment to compassionate and equitable policing.

FISCAL IMPACT

No fiscal impact.

ATTACHMENTS

1. Use of Force Policies
 2. 8 Can't Wait Graphic
 3. 14.B Public Comments
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

Use of Force

300.1 PURPOSE AND SCOPE

This policy provides guidelines on the reasonable use of force. While there is no way to specify the exact amount or type of reasonable force to be applied in any situation, every member of this department is expected to use these guidelines to make such decisions in a professional, impartial and reasonable manner.

300.1.1 ACCREDITATION STANDARDS

This section pertains to the following CALEA Standards: 4.1.1, 4.1.2, 4.1.5, 4.2.1, 4.2.2

300.1.2 DEFINITIONS

Definitions related to this policy include:

Deadly force - Any use of force that creates a substantial risk of causing death or serious bodily injury, including but not limited to the discharge of a firearm (Penal Code § 835a).

Force - The application of physical techniques or tactics, chemical agents, or weapons to another person. It is not a use of force when a person allows him/herself to be searched, escorted, handcuffed, or restrained.

Reasonable Belief - An objective belief determined by the facts and circumstances reasonably available to the officer at the time and viewed from the perspective of an ordinary reasonable peace officer in the same situation.

Serious Bodily Injury – Serious impairment of physical condition, including, but not limited to, the following: loss of consciousness; concussion; bone fracture; protracted loss or impairment of function of any bodily member or organ; a wound requiring extensive suturing; and serious disfigurement.

300.2 POLICY

The use of force by law enforcement personnel is a matter of critical concern, both to the public and to the law enforcement community. Officers are involved on a daily basis in numerous and varied interactions and, when warranted, may use reasonable force in carrying out their duties.

Officers must have an understanding of, and true appreciation for, their authority and limitations. This is especially true with respect to overcoming resistance while engaged in the performance of law enforcement duties.

The Department recognizes and respects the value of all human life and dignity without prejudice to anyone. Vesting officers with the authority to use reasonable force and to protect the public welfare requires monitoring, evaluation and a careful balancing of all interests.

300.2.1 DUTY TO INTERCEDE

Any officer present and observing another officer using force that is clearly beyond that which is objectively reasonable under the circumstances shall, when in a position to do so, intercede

Use of Force

to prevent the use of unreasonable force. An officer who observes another employee use force that exceeds the degree of force permitted by law should promptly report these observations to a supervisor.

300.3 USE OF FORCE

Officers shall use only that amount of force that reasonably appears necessary given the facts and totality of the circumstances known to or perceived by the officer at the time of the event to accomplish a legitimate law enforcement purpose (Penal Code § 835a). It is the policy of the Seaside Police Department to accomplish the police mission with cooperation of the public and as effectively as possible, and with minimal reliance upon the use of physical force. Uniformed officers are required to carry at least one less-lethal tool at all times. Uniformed officers who have been issued a CEW shall carry it.

The reasonableness of force will be judged from the perspective of a reasonable officer on the scene at the time of the incident. Any evaluation of reasonableness must allow for the fact that officers are often forced to make split-second decisions about the amount of force that reasonably appears necessary in a particular situation, with limited information and in circumstances that are tense, uncertain, and rapidly evolving.

Given that no policy can realistically predict every possible situation an officer might encounter, officers are entrusted to use well-reasoned discretion in determining the appropriate use of force in each incident.

It is also recognized that circumstances may arise in which officers reasonably believe that it would be impractical or ineffective to use any of the tools, weapons, or methods provided by the Department. Officers may find it more effective or reasonable to improvise their response to rapidly unfolding conditions that they are confronting. In such circumstances, the use of any improvised device or method must nonetheless be objectively reasonable and utilized only to the degree that reasonably appears necessary to accomplish a legitimate law enforcement purpose.

While the ultimate objective of every law enforcement encounter is to avoid or minimize injury, nothing in this policy requires an officer to retreat or be exposed to possible physical injury before applying reasonable force.

300.3.1 USE OF FORCE TO EFFECT AN ARREST

Any peace officer may use objectively reasonable force to effect an arrest, to prevent escape, or to overcome resistance. A peace officer who makes or attempts to make an arrest need not retreat or desist from his/her efforts by reason of resistance or threatened resistance on the part of the person being arrested; nor shall an officer be deemed the aggressor or lose his/her right to self-defense by the use of reasonable force to effect the arrest, prevent escape, or to overcome resistance. Retreat does not mean tactical repositioning or other de-escalation techniques (Penal Code § 835a).

Seaside Police Department

Policy Manual

Use of Force

300.3.2 FACTORS USED TO DETERMINE THE REASONABLENESS OF FORCE

Officers are required to make decisions in rapidly changing situations. The Use of Force Continuum concept is an aged concept from previous decades and has given way to more knowledge, science-based use of force training and policies focused on requiring officers to create space and separation in an attempt to utilize de-escalation techniques.

When determining whether to apply force and evaluating whether an officer has used reasonable force, a number of factors should be taken into consideration, as time and circumstances permit. These factors include but are not limited to:

- (a) The apparent immediacy and severity of the threat to officers or others (Penal Code § 835a).
- (b) The conduct of the individual being confronted, as reasonably perceived by the officer at the time.
- (c) Officer/subject factors (age, size, relative strength, skill level, injuries sustained, level of exhaustion or fatigue, the number of officers available vs. subjects).
- (d) The conduct of the involved officer (Penal Code § 835a).
- (e) The effects of drugs or alcohol.
- (f) The individual's apparent mental state or capacity (Penal Code § 835a).
- (g) The individual's apparent ability to understand and comply with officer commands (Penal Code § 835a).
- (h) Proximity of weapons or dangerous improvised devices.
- (i) The degree to which the subject has been effectively restrained and his/her ability to resist despite being restrained.
- (j) The availability of other reasonable and feasible options and their possible effectiveness (Penal Code § 835a).
- (k) Seriousness of the suspected offense or reason for contact with the individual.
- (l) Training and experience of the officer.
- (m) Potential for injury to officers, suspects, and others.
- (n) Whether the person appears to be resisting, attempting to evade arrest by flight, or is attacking the officer.
- (o) The risk and reasonably foreseeable consequences of escape.
- (p) The apparent need for immediate control of the subject or a prompt resolution of the situation.
- (q) Whether the conduct of the individual being confronted no longer reasonably appears to pose an imminent threat to the officer or others.
- (r) Prior contacts with the subject or awareness of any propensity for violence.
- (s) Any other exigent circumstances.

Use of Force

300.3.3 PAIN COMPLIANCE TECHNIQUES

Pain compliance techniques may be effective in controlling a physically or actively resisting individual. Officers may only apply those pain compliance techniques for which they have successfully completed department-approved training. Officers utilizing any pain compliance technique should consider:

- (a) The degree to which the application of the technique may be controlled given the level of resistance.
- (b) Whether the person can comply with the direction or orders of the officer.
- (c) Whether the person has been given sufficient opportunity to comply.

The application of any pain compliance technique shall be discontinued once the officer determines that compliance has been achieved.

300.3.4 CAROTID CONTROL HOLD PROHIBITED

The use of the carotid control hold is strictly prohibited. ~~proper application of the carotid control hold may be effective in restraining a violent or combative individual . However, due to the potential for injury, the use of the carotid control hold is subject to the following:~~

- (a) ~~The shall have successfully completed -approved training in the use and application of the carotid control hold.~~
- (b) ~~The carotid control hold may only be used when circumstances perceived by the -at the time indicate that such application reasonably appears necessary to control a person in any of the following circumstances:~~
 - 1. ~~The subject is violent or physically resisting.~~
 - 2. ~~The subject, by words or actions, has demonstrated an intention to be violent and reasonably appears to have the potential to harm ; him/herself or others.~~
- (c) ~~The application of a carotid control hold on the following individuals should generally be avoided unless the totality of the circumstances indicates that other available options reasonably appear ineffective, or would present a greater danger to the ; the subject or others, and the -reasonably believes that the need to control the individual outweighs the risk of applying a carotid control hold:~~
 - 1. ~~Females who are known to be pregnant~~
 - 2. ~~Elderly individuals~~
 - 3. ~~Obvious juveniles~~
 - 4. ~~Individuals who appear to have Down syndrome or who appear to have obvious neck deformities or malformations, or visible neck injuries~~
- (d) ~~Any individual who has had the carotid control hold applied, regardless of whether he/ she was rendered unconscious, shall be promptly examined by paramedics or other qualified medical personnel and should be monitored until examined by paramedics or other appropriate medical personnel.~~

Seaside Police Department

Policy Manual

Use of Force

- (e) ~~The shall inform any person receiving custody, or any person placed in a position of providing care, that the individual has been subjected to the carotid control hold and whether the subject lost consciousness as a result.~~
- (f) ~~Any attempting or applying the carotid control hold shall promptly notify a supervisor of the use or attempted use of such hold.~~
- (g) ~~The use or attempted use of the carotid control hold shall be thoroughly documented by the in any related reports.~~

300.3.5 USE OF FORCE TO SEIZE EVIDENCE

In general, officers may use reasonable force to lawfully seize evidence and to prevent the destruction of evidence. However, officers are discouraged from using force solely to prevent a person from swallowing evidence or contraband. In the instance when force is used, officers should not intentionally use any technique that restricts blood flow to the head, restricts respiration or which creates a reasonable likelihood that blood flow to the head or respiration would be restricted. Officers are encouraged to use techniques and methods taught by the Seaside Police Department for this specific purpose.

300.3.6 DRAWING OR EXHIBITING A FIREARM

Except in situations wherein it reasonably appears necessary for officers to protect themselves or others from an immediate threat of death or serious bodily injury, officers having a firearm drawn or exhibited shall secure the weapon before engaging a suspect in a different weapon strategy (CED, baton, OC spray), a weaponless strategy, or transitioning to a form of engagement which requires physical contact.

300.4 DEADLY FORCE APPLICATIONS

If an objectively reasonable officer would consider it safe and feasible to do so under the totality of the circumstances, officers should evaluate the use of other reasonably available resources and techniques when determining whether to use deadly force. [The reasonableness of an officer's use of deadly force includes consideration of the officer's tactical conduct and decision leading up to the use of deadly force.](#) The use of deadly force is only justified in the following circumstances (Penal Code § 835a):

- (a) An officer may use deadly force to protect him/herself or others from what he/she reasonably believes is an imminent threat of death or serious bodily injury to the officer or another person.
- (b) An officer may use deadly force to apprehend a fleeing person for any felony that threatened or resulted in death or serious bodily injury, if the officer reasonably believes that the person will cause death or serious bodily injury to another unless immediately apprehended. Where feasible, the officer shall, prior to the use of force, make reasonable efforts to identify themselves as a peace officer and to warn that deadly force may be used, unless the officer has objectively reasonable grounds to believe the person is aware of those facts. [When feasible, officers shall give the subject a reasonable opportunity to voluntarily comply.](#)

Seaside Police Department

Policy Manual

Use of Force

Officers shall not use deadly force against a person based on the danger that person poses to him/herself, if an objectively reasonable officer would believe the person does not pose an imminent threat of death or serious bodily injury to the officer or to another person (Penal Code § 835a).

An "imminent" threat of death or serious bodily injury exists when, based on the totality of the circumstances, a reasonable officer in the same situation would believe that a person has the present ability, opportunity, and apparent intent to immediately cause death or serious bodily injury to the officer or another person. An officer's subjective fear of future harm alone is insufficient as an imminent threat. An imminent threat is one that from appearances is reasonably believed to require instant attention (Penal Code § 835a).

300.4.1 SHOOTING AT OR FROM MOVING VEHICLES

Officers shall not fire a weapon from a moving vehicle. Officers shall not fire a weapon into a moving vehicle or at its occupant(s) unless the occupant(s) are using deadly force against the officer or another person present, by means other than the vehicle. Officers shall not place themselves in the path of a moving vehicle in a manner which may lead to the use of deadly force. If a confrontation with a moving vehicle does occur, officers shall move out of the path of the vehicle. Officers should not shoot at any part of a vehicle in an attempt to disable the vehicle.

~~Shots fired at or from a moving vehicle are rarely effective. should move out of the path of an approaching vehicle instead of discharging their firearm at the vehicle or any of its occupants. should only discharge a firearm at a moving vehicle or its occupants when the reasonably believes there are no other reasonable means available to avert the threat of the vehicle, or if deadly force other than the vehicle is directed at the or others.~~

~~should not shoot at any part of a vehicle in an attempt to disable the vehicle.~~

300.5 REPORTING THE USE OF FORCE

Any use of force by a member of this department shall be documented promptly, completely and accurately in an appropriate report, depending on the nature of the incident. The officer should articulate the factors perceived and why he/she believed the use of force was reasonable under the circumstances. To collect data for purposes of training, resource allocation, analysis and related purposes, the Department may require the completion of additional report forms, as specified in department policy, procedure or law.

300.5.1 NOTIFICATION TO SUPERVISORS

Supervisory notification shall be made as soon as practicable following the application of force in any of the following circumstances:

- (a) The application caused a visible injury.
- (b) The application would lead a reasonable officer to conclude that the individual may have experienced more than momentary discomfort.

Seaside Police Department

Policy Manual

Use of Force

- (c) The individual subjected to the force complained of injury or continuing pain.
- (d) The individual indicates intent to pursue litigation.
- (e) Any application of a conductive electrical weapon or control device.
- (f) Any application of a restraint device other than handcuffs, shackles or belly chains.
- (g) The individual subjected to the force was rendered unconscious.
- (h) An individual was struck or kicked.
- (i) An individual alleges any of the above has occurred.

300.5.2 REPORTING TO CALIFORNIA DEPARTMENT OF JUSTICE

Statistical data regarding all officer-involved shootings and incidents involving use of force resulting in serious bodily injury is to be reported to the California Department of Justice as required by Government Code § 12525.2. See the Records Division policy.

300.6 MEDICAL CONSIDERATION

Officers are required to have first aid kits available to them and immediately render medical assistance consistent with his/her training and experience. Such assistance include, but are not limited to:

- [Applying a tourniquet](#)
- [CPR](#)
- [Automated External Defibrillator \(AED\)](#)
- [Removing a subject from a dangerous environment](#)
- [Positioning a subject so their airway is open](#)

Prior to booking or release, medical assistance shall be obtained for any person who exhibits signs of physical distress, who has sustained visible injury, expresses a complaint of injury or continuing pain, or who was rendered unconscious. Any individual exhibiting signs of physical distress after an encounter should be continuously monitored until he/she can be medically assessed.

Based upon the officer's initial assessment of the nature and extent of the subject's injuries, medical assistance may consist of examination by fire personnel, paramedics, hospital staff or medical staff at the jail. If any such individual refuses medical attention, such a refusal shall be fully documented in related reports and, whenever practicable, should be witnessed by another officer and/or medical personnel. If a recording is made of the contact or an interview with the individual, any refusal should be included in the recording, if possible.

The on-scene supervisor or, if the on-scene supervisor is not available, the primary handling officer shall ensure that any person providing medical care or receiving custody of a person following any use of force is informed that the person was subjected to force. This notification shall include a description of the force used and any other circumstances the officer reasonably believes would

Use of Force

be potential safety or medical risks to the subject (e.g., prolonged struggle, extreme agitation, impaired respiration).

Persons who exhibit extreme agitation, violent irrational behavior accompanied by profuse sweating, extraordinary strength beyond their physical characteristics and imperviousness to pain (sometimes called “excited delirium”), or who require a protracted physical encounter with multiple officers to be brought under control, may be at an increased risk of sudden death. Calls involving these persons should be considered medical emergencies. Officers who reasonably suspect a medical emergency should request medical assistance as soon as practicable and have medical personnel stage away if appropriate.

300.7 SUPERVISOR RESPONSIBILITY

When a supervisor is able to respond to an incident in which there has been a reported application of force, the supervisor is expected to:

- (a) Obtain the basic facts from the involved officers. Absent an allegation of misconduct or excessive force, this will be considered a routine contact in the normal course of duties.
- (b) Ensure that any injured parties are examined and treated.
- (c) When possible, separately obtain a recorded interview with the subject upon whom force was applied. If this interview is conducted without the person having voluntarily waived his/her *Miranda* rights, the following shall apply:
 - 1. The content of the interview should not be summarized or included in any related criminal charges.
 - 2. The fact that a recorded interview was conducted should be documented in a property or other report.
 - 3. The recording of the interview should be distinctly marked for retention until all potential for civil litigation has expired.
- (d) Once any initial medical assessment has been completed or first aid has been rendered, ensure that photographs have been taken of any areas involving visible injury or complaint of pain, as well as overall photographs of uninjured areas. These photographs should be retained until all potential for civil litigation has expired.
- (e) Identify any witnesses not already included in related reports.
- (f) Review and approve all related reports.
- (g) Determine if there is any indication that the subject may pursue civil litigation.
 - 1. If there is an indication of potential civil litigation, the supervisor should complete and route a notification of a potential claim through the appropriate channels.

Seaside Police Department

Policy Manual

Use of Force

- (h) Evaluate the circumstances surrounding the incident and initiate an administrative investigation if there is a question of policy non-compliance or if for any reason further investigation may be appropriate.

In the event that a supervisor is unable to respond to the scene of an incident involving the reported application of force, the supervisor is still expected to complete as many of the above items as circumstances permit.

300.7.1 WATCH COMMANDER RESPONSIBILITY

The Watch Commander shall review each use of force by any personnel within his/her command to ensure compliance with this policy and to address any training issues.

300.8 TRAINING

Officers will receive periodic training on this policy and demonstrate their knowledge and understanding.

300.9 USE OF FORCE ANALYSIS

The department will use Blue Team and IA Pro software to track and alert supervisors of patterns and frequency of an officers use of force. Along with other features these programs provide, they will also serve as an early intervention system to correct officers who use force outside of policy and the law.

At least annually, the Field Operations Division Commander should prepare an analysis report on use of force incidents. The report should be submitted to the Chief of Police. The report should not contain the names of officers, suspects or case numbers, and should include:

- (a) The identification of any trends in the use of force by members.
- (b) Training needs recommendations.
- (c) Equipment needs recommendations.
- (d) Policy revision recommendations.

300.10 DE-ESCALATION

When safe under the totality of the circumstances and time and circumstances permit, officers shall use de-escalation tactics in order to reduce the need for force.

De-escalation tactics and techniques are actions used by officers, when safe and without compromising law enforcement priorities, which seek to minimize the likelihood of the need to use force during an incident. When safe and feasible under the totality of circumstances, officers shall attempt to slow down or stabilize the situation so that more time, options and resources are available for incident resolution.

When time and circumstances reasonably permit, officer shall consider whether a subject's lack of compliance is a deliberate attempt to resist or an inability to comply based on factors including, but not limited to:

Use of Force

- [Medical conditions](#)
- [Mental impairment](#)
- [Developmental disability](#)
- [Physical limitation](#)
- [Language barrier](#)
- [Drug interaction](#)
- [Behavioral crisis](#)

[An officer's awareness of these possibilities, when time and circumstances reasonably permit, shall then be balanced against the facts of the incident facing the officer when deciding which tactical options are the most appropriate to bring the situation to a safe resolution. Mitigating the immediacy of threat gives officers time to utilize extra resources, and increases time available to call more officers or specialty units. The number of officers on scene may increase the available force options and may increase the ability to reduce the overall force used. Other examples include:](#)

- [Placing barriers between an uncooperative subject and an officer](#)
- [Containing a threat](#)
- [Moving from a position that exposes officers to potential threats to a safer position](#)
- [Decreasing the exposure to potential threat by using distance, cover and/or concealment](#)
- [Communication from a safe position intended to gain the subject's compliance using verbal persuasion, advisements and/or warnings](#)
- [Avoidance of physical confrontation, unless immediately necessary \(for example, to protect someone, or stop dangerous behavior\)](#)
- [Using verbal techniques, such as listening and explaining the situation in a clear, calm and respectful tone to calm an agitated subject and promote rational decision making](#)
- [Calling extra resources to assist or officers to assist such as CIT-trained officers, officers with less lethal options, or any other available resource that could bring the situation to a safe resolution](#)



Lesley Milton - 8 Can't Wait

From: Vicki Briesacker <vbriesacker@sbcglobal.net>
To: "cityclerk@ci.seaside.ca.us" <cityclerk@ci.seaside.ca.us>
Date: 6/18/2020 2:29 PM
Subject: 8 Can't Wait
CC: "ioglesby@ci.seaside.ca.us" <ioglesby@ci.seaside.ca.us>, "dpacheco@ci.se..."

<< Tonight I want to offer a framework for your review of the 8 Can't Wait policy changes because as seen on the campaign website there is some criticism for overshadowing the larger context of a movement for systemic antiracism to begin in our society. Since I sent you my request for the policy changes I have done self reflection. We have the power individually and collectively, to change the world through the power of hope, imagination connection and dialogue. As an ordinary citizen I will resist those who promote violence in all its forms. Here is the task before you this evening. To use the power of dialogue to create human solidarity in the city of Seaside. The power of dialogue begins with an earnest inner dialogue, the ability to examine carefully and honestly, our own attitudes. Our challenge is to grow into the kind of person who is capable of truly respecting others. I urge you to continue the dialogue with hope and imagination well beyond these police policy changes.
Thank you. Vicki Briesacker >>



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 17.C.

TO: City Council

FROM: Craig Malin, City Manager

BY: Abdul Pridgen, Police Chief

DATE: July 2, 2020

**SUBJECT: MAYOR'S REQUEST TO DISCUSS ESTABLISHMENT OF A
COMMUNITY POLICING ADVISORY COMMISSION**

PURPOSE & RECOMMENDATION

To review the draft ordinance establishing the Community Policing Advisory Commission.

BACKGROUND

The Seaside Police Department has an enduring commitment to community policing, rooted in citizen engagement. As we continue to embrace and operationalize the tenets of the Final Report of the President's Task Force on 21st Century Policing, we seek to formalize input from our community to help shape our interactions and processes through establishing a Community Policing Advisory Commission, comprised of eleven (11) community members.

FISCAL IMPACT

No fiscal impact.

ATTACHMENTS

1. DRAFT-Community Police Advisory Commission
 2. 14C Police Advisory Commission Public Comments
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

Chapter 2.19

COMMUNITY POLICING ADVISORY COMMISSION

Sections:

- 2.19.010 Created.
- 2.19.020 Composition and terms of office.
- 2.19.030 Term of office.
- 2.19.040 Duties.
- 2.19.050 Staff support.
- 2.19.060 Meetings.

2.19.010 Creation and Purpose.

There is created a Community Police Community Advisory Commission (CPAC) which reviews and makes recommendations to the City Council on Police Department policies, procedures, problem-solving, and community relation strategies. The Commission also discusses problems and strategies for appropriate problem-solving in specific neighborhoods.

2.19.020 Composition and terms of office.

CPAC shall be comprised of up to eleven (11) community members nominated by the Mayor and approved by the City Council. At least two members must be between sixteen and eighteen years old and all members must live or work in the City of Seaside. Any vacancy on the commission is filled the same manner as the original appointment.

2.19.030 Term of office.

All appointments shall serve for two (2) year terms. Terms are renewable at the discretion of the Mayor with the approval of the City Council. Chairperson and Vice Chair are appointed on an annual basis by the Mayor with approval from the City Council.

2.19.040 Duties.

CPAC shall act in an advisory capacity to the Police Department and City Council. CPAC provides review and makes recommendations on Police Department policies, procedures, problem-solving, and community relation strategies. The committee also discusses problems and strategies for appropriate problem-solving in specific neighborhoods.

Each CPAC member is encouraged to attend the Citizen Public Safety Academy or similar training.

2.19.050 Staff support.

The Chief of Police shall serve as staff liaison to the commission.

2.19.060 Meetings.

The CPAC shall meet on an as-needed basis, called by the chair or staff but not less than quarterly.

From: Anthony Dunham <revdrdunham@icloud.com>
To: Milton Lesley <lmilton@ci.seaside.ca.us>
Date: 6/15/2020 6:55 PM
Subject: Community Policing Advisory Board

Good evening Sis Leslie. This is Pastor Dunham of the Friendship Baptist Church. I would like give my Complete support, and the Complete support of the Friendship Church in regards to a Community Policing Advisory Board in Seaside. I also offer my services to the City and to the Board in any capacity needed.

Sent from my iPhone

Lesley Milton

From: BERBERLYN CARTER <mlcarter42@yahoo.com>

To: <lmilton@ci.seaside.ca.us>

Date: 6/15/2020 8:37 PM

This Pastor ML Carter,

New Hope Baptist Church, seaside. I to along with Dr Dunham
am in full support of the community policing advisory board.

[Sent from Yahoo Mail for iPad](#)

From: Dom Dunham <rev.antoinedunham@yahoo.com>
To: <lmilton@ci.seaside.ca.us>
Date: 6/16/2020 1:27 PM
Subject: Rev Dom Dunham

Hello Leslie,

I'm just letting you know that my family supports you on the city's consideration of implementing community policy on the review board. Have a nice day.

Sent from my iPhone