



A G E N D A

CITY OF SEASIDE
CITY COUNCIL/
PLANNING
COMMISSION

JOINT SPECIAL MEETING
Oldemeyer Center
986 Hilby Ave
Thursday, March 30, 2017
6:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1 CALL TO ORDER

2 ROLL CALL – ESTABLISHMENT OF QUORUM

CITY COUNCIL:

Ralph Rubio	Mayor
Dennis Alexander	Council Member
Jason Campbell	Council Member
David R. Pacheco	Council Member
Kayla Jones	Council Member

PLANNING COMMISSION

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Michael Spalletta	Commissioner
Arlington La Mica	Commissioner
Ian Oglesby	Commissioner

3 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.

4 STUDY SESSION

A UPDATE ON THE SEASIDE GENERAL PLAN, GENERAL PLAN DESIGNATIONS AND CIRCULATION NETWORK

PURPOSE: The purpose of this joint Planning Commission and City Council meeting is for Staff and the consultant team to provide an update on the Seaside General Plan and to confirm direction on the proposed vision and intent for City subareas, General Plan land

use designations, and circulation network to move forward with the update process, including the Environmental Impact Report. This staff report includes an overview of the General Plan process, community engagement activities, proposed General Plan land use designations, and proposed circulation networks. It also includes questions for discussion.

RECOMMENDATION: It is recommended that the City Council and Planning Commission provide comment on the vision and intent for City subareas, and final direction on the proposed General Plan designations and map and circulation networks.

5 ADJOURNMENT

Next Regularly Scheduled Meeting:
April 6, 2017
Regular

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, they are asked to 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. Meetings are also available through live streaming at:

<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300>

Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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.: 5.A.

TO: City Council and Planning Commission

FROM: Craig Malin, City Manager

BY: Gloria Stearns, Economic Development Manager
Kurt Overmeyer, Economic Development Manager
Rick Medina, Senior Planner
Sharon Mikesell, Administrative Analyst

DATE: March 30, 2017

**SUBJECT: UPDATE ON THE SEASIDE GENERAL PLAN, GENERAL PLAN
DESIGNATIONS AND CIRCULATION NETWORK**

PURPOSE

The purpose of this joint Planning Commission and City Council meeting is for Staff and the consultant team to provide an update on the Seaside General Plan and to confirm direction on the proposed vision and intent for City subareas, General Plan land use designations, and circulation network to move forward with the update process, including the Environmental Impact Report. This staff report includes an overview of the General Plan process, community engagement activities, proposed General Plan land use designations, and proposed circulation networks. It also includes questions for discussion.

RECOMMENDATION

It is recommended that the City Council and Planning Commission provide comment on the vision and intent for City subareas, and final direction on the proposed General Plan designations and map and circulation networks.

BACKGROUND

General Plan Process

The purpose of the General Plan update is to revise the 2004 General Plan for Seaside, including the vision, goals, policies, and implementation actions. The major components of the process include:

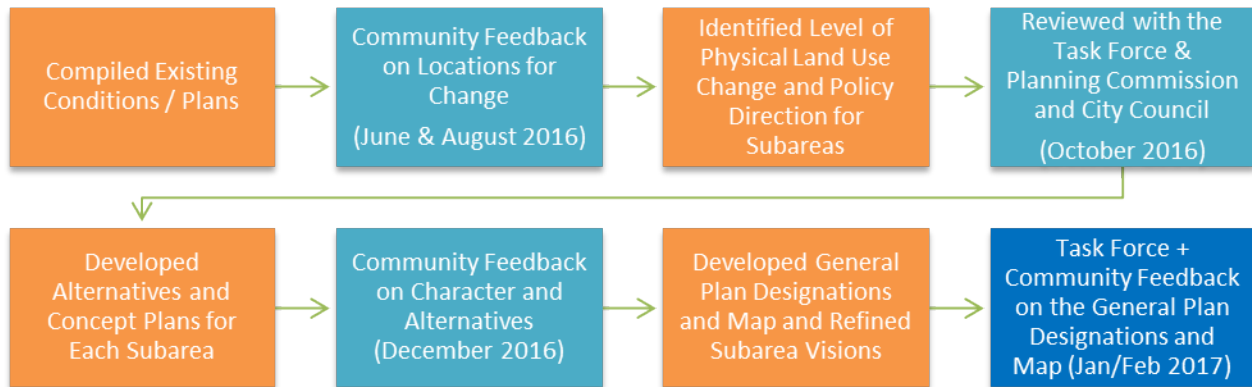
- *Community Engagement* – Activities include community workshops and open houses, stakeholder interviews, focus groups, a General Plan Task Force, meetings with outside agencies, a project website (www.seaside2040.com) and meetings with Planning

Commission and City Council. Six community workshops and open houses are anticipated during the process. Community engagement activities were presented to City Council in spring 2016.

- *Existing Conditions Report* – The Existing Conditions Report provides background information for the Seaside General Plan Update, including a brief City history, a description of the planning area, and information about General Plans. It includes a range of information and data about the demographic, physical, natural, economic, land use, housing, and transportation conditions in Seaside, highlighting key issues and opportunities within the City. It is intended to document the baseline conditions in the City of Seaside, while also providing contextual comparisons with Monterey County and California where applicable.
- *Visioning* – Working closely with the community, a new vision and set of guiding principles was drafted for the General Plan update. The vision and guiding principles were presented to a joint session of City Council and Planning Commission in October 2016.
- *Plan and Policy Alternatives* – To help the community understand that changes that may occur in the future, the team developed land use/development, transportation, and policy alternatives to address key issues and concepts in the General Plan. Alternatives were presented to the community in December 2016 and February 2017. Attachment 3 and 4 summarize the results of each community meeting.
- *General Plan* – The 2004 General Plan will be updated with a new vision, goals, policies, and implementation actions. Many components of the existing General Plan are still valid today. However, the City is facing new issues and challenges that will require new policy direction. The project team is drafting goals and policies and these will be presented to the community, City Council, and Planning Commission by summer 2017.
- *Implementation Ordinances* – In addition to the General Plan, a number of implementing ordinances will be developed. This include modifications to the zoning code to reflect changes in the General Plan's land use designations and ordinances to conform to FORA's requirements.
- *Environmental Review* – An EIR will be prepared to analyze and disclose potential impacts of the General Plan update, zoning code, and other implementing ordinances on the environment.

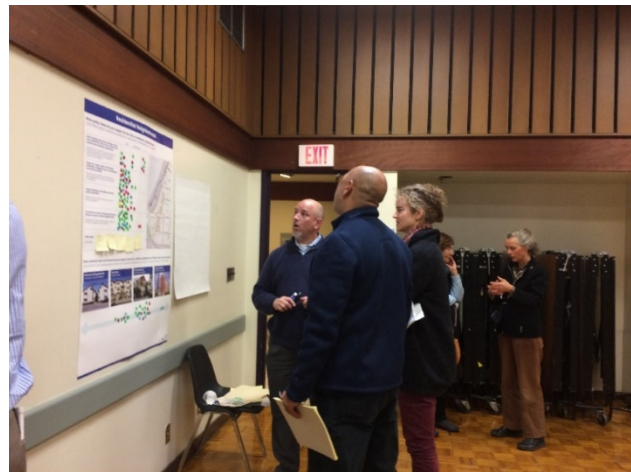
Process to Create Subarea Visions and Update General Plan Designations

The proposed subarea visions and General Plan land use designations were developed through a multi-step process that include review of existing conditions and plans and input from the Task Force, Planning Commission, City Council, and community. The following diagram illustrates this process:



During the last joint City Council and Planning Commission meeting (October 2016), the discussion centered on potential areas where land use changes and/or new development could occur over the next 20 to 25 years. The discussion focused on six areas of potential land use change (Broadway Avenue, Fremont Boulevard, the multifamily residential neighborhoods, the Auto Center, Seaside East [Panoramic Heights], and Campus Town [Seaside North]). The existing conditions for each subarea were reviewed and discussion focused on the specific vision or policy direction for each. The vision and direction for each subarea were updated based on Council and Commission discussion.

After the joint Planning Commission and City Council session, the planning team and city created visual alternatives, concept plans, and policy direction for the six primary change areas in the City. These were presented at a community workshop on December 5, 2016 at the Oldemeyer Center. Over 90 people attended the workshop. Participants provided feedback on building design and character and the six subareas in the City. Participants completed a real-time, visual preference survey ranking approximately 30 images using handheld



clickers to identify preferences for different development types. Participants received instant feedback on the survey results. Along with the visual preference survey, participants also provided feedback on their preferred future alternatives, policy ideas, and planning concepts for each subarea. To read the summary of the meeting activities please see Attachment 1.

City staff and the project team consolidated community feedback refining the vision for each subarea and creating the draft General Plan designations and map. These were presented to the General Plan Task Force (January 2017) and at community meeting #4 (February 2017). Community meeting #4 was attended by over 70 people and was organized in an open house format with eleven interactive workshop stations. The activities allowed participants to



provide feedback on the General Plan vision and land use designations for neighborhoods within the City, review circulation networks, prioritize housing issues and programs, review preliminary park and open space concepts, and prioritize potential park programs. To read the summary of the results from the meeting activities please [see Attachment 2](#).

This information was used to update the General Plan designations map and table for Planning Commission and City Council discussion.

DISCUSSION

Planning Subareas

This section summarizes the vision and intent for key subareas within the City. Staff and the project team seeks comment and confirmation on the direction for each area. This information will be used to draft goals, policies, and implementation activities for the General Plan. Furthermore the proposed General Plan land use designations and map reflect the vision and intent for each area.

Area 1 - Downtown

The vision and intent for the area is as follows:

- The City will implement West Broadway Urban Village Specific Plan.
- East Broadway Avenue will be transformed into mixed-used corridor with higher-intensity mixed-use centers at Fremont Boulevard and San Lucas Street.
- Active ground-floor retail will be focused in the centers to create a lively shopping experience.
- Residential uses will provide for a residential transition between East Broadway and the neighborhood to the north. Residential-only buildings will be allowed where retail is not required.
- The area will contain a broad mix of cultural, arts, and institutional uses. Vacant or underutilized properties and buildings used in the short-term to for public spaces, cultural spaces, or arts-based programs for community revitalization.
- New innovative, publically-accessible parks will be encouraged.
- Streetscape improvements from West Broadway will extend to East Broadway to improve pedestrian orientation.
- A walkable, pedestrian-oriented streetscape with buildings placed close to the sidewalk.
- Buildings will be placed close to the street in a pedestrian-friendly way.

Area 2 - Fremont Boulevard and the Auto Mall

The vision and intent for the area is as follows:

- Fremont Boulevard will be transformed into mixed-used corridor with higher-intensity mixed-use centers at Hilby Avenue, Broadway Avenue, and Echo Avenue.
- A lower-intensity mix of uses will be allowed in between the centers.
- A mini “main street” may be created along Echo Avenue.
- Active ground-floor retail will be focused in the centers.

- Buildings will be placed close to the street in a pedestrian-friendly way.
- Residential-only buildings will be allowed in Mixed Use Low areas.
- Fremont Boulevard will be narrowed to create a more walkable, pedestrian-oriented street.
- Buildings will step down in height adjacent to lower-density residential areas.
- Regional retail on the north end of Fremont Boulevard will be expanded.
- The existing Auto Mall will continue; however, if auto dealers leave the area, the area will support a diverse mix of companies, jobs, and makerspace and create more walkable blocks.

Area 3 – Residential Neighborhoods

The vision and intent for the area is as follows:

Neighborhood Low and Neighborhood Medium areas

- Maintain scale and character of area.
- Preserve views from public rights of way.
- Allow additions that are in character with the existing neighborhood.

Neighborhood General and Neighborhood High areas

- Promote a diverse mix of building types and unit sizes.
- Promote new deed-restricted affordable housing.
- Incentivize the renovation or redevelopment of older multi-family buildings.
- Allow new larger-scale multifamily buildings in exchange for community benefits.

All Neighborhoods

- Address parking and circulation issues.
- Improve access to parks and open spaces.
- Enhance bicycle network.

Area 4 – Panoramic Heights [Seaside East]

The vision and intent for the area is as follows:

- Panoramic Heights will provide formal and informal entryways to trailheads in the National Monument. Entryways will provide distinctive signage and gateway elements. At these entry points, a district with retail and supportive services, such as restaurants, bike rentals, and lodging for National Monument visitors may be appropriate.
- Panoramic Heights will provide active open space corridors with trails that support natural vegetation communities, scenic vistas, and sensitive habitats.
- Important oak woodlands and oak linkages will be protected.
- An open space buffer between future development and the National Monument will be provided.
- A range of park types and community recreation facilities, including a regional recreation area with multipurpose athletic fields will be provided to support existing and future residents.

- New development will be clustered to support the preservation and enhancement of the City's natural resources.
- New development adjacent to habitat management areas will be required to minimize new impervious surface, minimize light pollution, and emphasize native landscaping.
- Panoramic Heights will encourage new office, R&D, or light industrial uses and increase employment. This will occur in limited areas of Panoramic Heights.
- Traditional, walkable neighborhoods with a diversity of low and moderate density housing types will be allowed. There will be multiple "neighborhood centers" that provide retail, services and amenities for residents.
- New schools and public facilities will be constructed to support the expected population growth in the area.

The vision for Panoramic Heights will be implemented by:

- Following the adoption of the General Plan, the City will develop one or more specific plans for the Panoramic Heights area.
- The Land Use and other related chapters of the Final General Plan will include a list of specific policies addressing habitat protection, land use and community design, and parks and open space.
- Incorporate results of Oak Woodlands Study into future planning processes.

Area 5 – Campus Town (Seaside North)

The vision and intent for the area is as follows:

- The area will transform into a district supportive of CSUMB. The area will accommodate a mixed-use center with a mix of higher-density housing, shopping, services, jobs, offices, and open space. The area will provide student-focused housing area well-served by bicycle paths, and provide ample opportunities for recreation. The area will accommodate public-private ventures and entrepreneurial activities by allowing dynamic research and development uses and maker-spaces with easy access to the university.
- Campus Town will be an entryway to trailheads in the National Monument and active recreation at the Fort Ord Dunes State Park. Entryways will provide distinctive signage and gateway elements. At these entry points, the General Plan may support a district with retail and supportive services, such as restaurants, bike and water sport rentals, and lodging for visitors.
- A mixed-use center with retail and entertainment uses will transform the Main Gate area.
- The area to the south of Lightfighter (west of 1st Avenue) will accommodate a new auto center.
- The area will preserve high value natural open spaces on the eastern edge of the area.

The vision for Campus Town will be implemented by:

- The City will develop a more detailed specific plan for the area south of CSUMB. The specific plan will include development standards, the distribution of land uses, and infrastructure requirements.
- The City released an RFP in 2016 to find a partner to build a mixed-use development including retail and entertainment on the Main Gate site. The City received four proposals for the area and is currently in the process of evaluating them.
- The City is working with a developer to provide a conceptual plan and project description for the auto center area.

Question 1. Does vision and intent statement for each subarea represent your vision for the subarea? Do you have additional or different ideas on what should occur in each area?

General Plan Land Use Designations

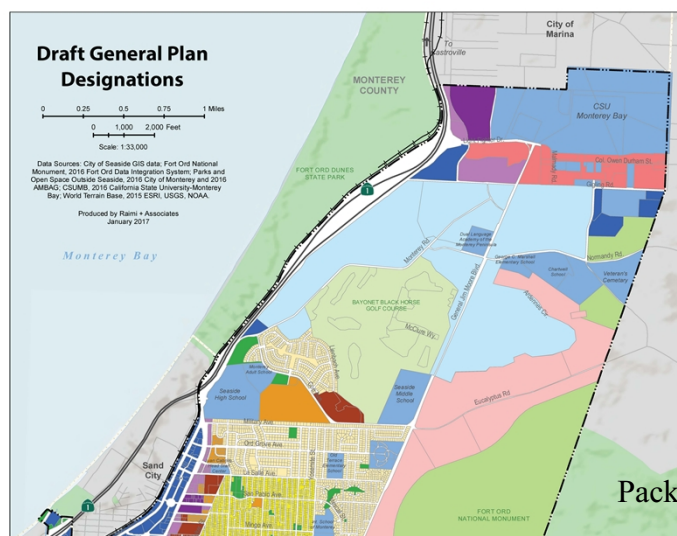
City staff is also seeking input on the proposed General Plan designations and map. State law requires Seaside to prepare and adopt a General Plan as a tool to guide growth and development in the community. The Land Use Element is a mandatory element of the General Plan. The purpose of the Land Use Element is to describe present and planned land uses and their relationship to the community's long-range goals for the future. The Land Use Element identifies the proposed general distribution, location, and extent of land uses such as open space, residential, commercial, and mixed use. These are called "land use designations." The land use designations must include the range of land uses allowed and the density or intensity allowed on each parcel (as measured in Floor Area Ratio [FAR] or dwelling units per acre).

The land use designation map is a particularly important feature of the Element since it shows the location, and types of development within the City. In areas where change is desired, the land use designation map may identify new uses or more intense development than what is current built on a parcel (the existing land use).

Attachment 3 includes the existing General Plan land use designation map and a table describing each designation.

Proposed General Plan Designations

The proposed Seaside designations differ from traditional land use planning in that each designation specifies guidance related to development form and character. These designations include allowable uses and building density (like the current General Plan) but also address building placement on



a lot, parking location and access, building frontage, and streetscape design. This refinement is consistent with the community's desire to provide more specific guidance on the intended future character of the City, and sets the City up to establish zoning designations that communicate form and character. A table summarizing the proposed designations is included as Attachment 4. The following table shows the reclassification and changes to development intensity and use from the existing General Plan.

In general the majority of parcels within the City retained a similar proposed General Plan designation to the 2004 General Plan Land Use Map. The major changes to the land use designations were within the previously discussed subareas.

Existing General Plan Designation	Proposed General Plan Designation	Proposed Change in Allowed Uses	Proposed Change in Development Intensity	Proposed Change in Building Heights
Low Density Single Family (RLS)	Neighborhood Low	Unchanged from existing General Plan	Unchanged from existing General Plan	Height remains the same, up to 2-stories.
Medium Density Single Family (RMS)	Neighborhood Medium	Allows neighborhood retail as a conditional use	Density increases from 12 to 15 du/ac to recognize the existing density of small apartment clusters.	Height remains the same, up to 2-stories.
Medium Density Residential (RM)	Neighborhood General	Unchanged from existing General Plan	Density increases from 15 to 30 du/ac from existing plan to accommodate townhomes and walk-up apartments.	Height remains the same, up to 3-stories.
High Residential (RH)	Neighborhood High	Eliminates professional office and cultural / public assembly from allowed uses	Density increases from 25 to 45 du/ac.	Height remains the same, up to 4-stories.
Community Commercial (CC)	Incorporated into Mixed-Use Low; Mixed-Use	Allows standalone residential.	Density increases from 0.5 FAR (2.0 FAR West Broadway) to	Heights range from 3-5 stories (current 4-stories). 5

	High; and West Broadway SP		1.75 FAR to 4.0 FAR.	stories allowed with State Density Bonus for affordable housing.
Regional Commercial (RGC)	Employment	Allows broader mix of employment uses	Density increases from 1.0 FAR to 0.65 FAR to 2.5 FAR. Hotels up to 4.0 FAR.	Height remains the same (up to 6-stories).
Heavy Commercial (HC)	Employment	Allows broader mix of employment uses	Density increases from 0.5 FAR to 0.65 FAR to 2.5 FAR.	Height increases from 3 to 4 stories.
Mixed Use (MX)	Incorporated into Mixed-Use Low; Mixed-Use High; and West Broadway SP	Allows standalone residential	Density increases from 2.0 FAR to 1.75 FAR to 4.0 FAR.	Heights range from 3-5 stories (currently up to 5-stories). 5 stories allowed with State Density Bonus for affordable housing.
Public/Institutional (PI)	Public / Institutional	Unchanged from existing General Plan	Unchanged from existing General Plan	Unchanged from existing General Plan
Parks and Open Space	Parks and Open Space	Unchanged from existing General Plan	Unchanged from existing General Plan	Unchanged from existing General Plan
Recreation Commercial (RC)	Recreation – Commercial	Unchanged from existing General Plan	Unchanged from existing General Plan	Unchanged from existing General Plan
Habitat Management (HM)	Recreation – Open Space	Unchanged from existing General Plan	Unchanged from existing General Plan	Unchanged from existing General Plan
Military (M)	Military	Unchanged from existing General Plan	Unchanged from existing General Plan	Unchanged from existing General Plan

Question 2. Does the proposed General Plan designations map represent your vision for City overall, and for each of the five change areas described above? Does Planning Commission or City Council have specific feedback on the General Plan designations (intent, allowed uses, intensities, etc.)?

Circulation Network

Similar to the Land Use Element, the Circulation Element must identify both the existing and the proposed future transportation network. The Circulation Element includes “roadway classification” of different roads. These are parallel to land use designations in that they identify the future configuration of roadways, including the role of the road classification within the overall transportation system and the specific of roadway design including the width of the street, number of lanes, lane width, and bicycle/pedestrian infrastructure.

Complete Streets

A key goal of the General Plan update is to review and, where necessary, modify the City’s current Circulation Element – including transportation goals, policies and planned improvements – to ensure that “complete streets” are provided that accommodate all users, consistent with the California Complete Streets Act. This is now required by State law and also matches the philosophy of the City and the community in that roads should be for all users and not just cars. It emphasizes bicycle, pedestrian and transit compared to the 2004 General Plan, which had an emphasis on cars and vehicle traffic flow. A Complete Street is defined as one that is *safe, comfortable & convenient for all users, ages, and travel modes - walking, bicycling, driving or using public transit.*

Street Classifications

As is the case in most cities, Seaside’s roadway network is currently divided into three primary street classifications: Arterial, Collector and Local streets. The 2004 General Plan street classifications focus on the function of each street for purposes of accommodating motor vehicle travel. The General Plan update provides an opportunity for Seaside to consider revising its street classifications to account for bicycle, pedestrian and transit travel.

The primary streets in Seaside are currently classified as Arterial streets, including Fremont Boulevard, Del Monte Boulevard, Broadway Avenue, General Jim Moore Boulevard, Canyon del Rey Boulevard, and Hilby Avenue. The 2004 General Plan did not differentiate between different types of Arterial streets – treating each arterial street segment the same, regardless of context. Furthermore, the 2004 General Plan discouraged the use of Arterial streets for providing access to adjacent land uses, which is sometimes common in suburban areas but not realistic in Seaside, given the location of the City’s key commercial sites directly abutting Broadway, Fremont and Del Monte.

In the updated General Plan, the City’s Arterial street classifications are refined to include a concept called “street typologies” that further classifies each Arterial street based on the surrounding land use context. With this change, the proposed General Plan divides the City’s Arterial street network into four types of Arterial streets: Mixed Use Boulevard Arterials, Regional Arterials, Main Street Arterials and Neighborhood Arterials. The future design and function of each street segment would thus take into account the surrounding context.

Proposed Arterial Street Typologies

Classification	Mode Priority	Description & Guidelines	Examples	FHWA Category
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Mixed Use Boulevard Arterial	Bicycle: Pedestrian: Transit: Vehicle:	① ① ① ①	<i>Major thoroughfare with higher frequency of transit service and mixed commercial and retail frontages.</i> Provides access to adjacent land uses and safe crossings for all travel modes along a regional transportation corridor. Emphasizes walking and transit and accommodates regional vehicle trips in order to discourage such trips on nearby local roadways, through collaborations with other cities and agencies.	Fremont Blvd Del Monte Blvd	Primary Arterial
Regional Arterial	Bicycle: Pedestrian: Transit: Vehicle:	② ② ② ①	<i>Major thoroughfare, limited mixed commercial frontages.</i> Provides access and safe crossings for all travel modes along a regional transportation corridor. Emphasizes regional vehicle trips, through collaborations with other cities and agencies.	General Jim Moore Blvd	Primary Arterial
Main Street Arterial	Bicycle: Pedestrian: Transit: Vehicle:	② ① ② ②	<i>Pedestrian-oriented retail street.</i> Provides access to all travel modes in support of typical “main street” land uses, includes on-street parking. Service to pedestrian-oriented retail is of prime importance. Vehicle performance indicators may be lowered to improve the pedestrian experience.	Broadway Ave	Minor Arterial
Neighborhood Arterial	Bicycle: Pedestrian: Transit: Vehicle:	① ① ① ①	<i>Streets with residential frontages that serve as a main route for multiple modes.</i> Distributes trips to residential areas. Provides a balanced level of service for vehicles, transit, bicycles, and pedestrians, wherever	Hilby Ave	Minor Arterial

		possible. Pedestrian improvements are comfortable to walk along, and provide safe crossings at designated locations.		
① = High Priority ② = Medium Priority ③ = Low Priority				

Bikeway Network

A key part of the Complete Streets strategy identified in the General Plan update is to identify a more comprehensive bikeway network. Typically, many bicyclists find Class II bicycle lanes to be the most comfortable riding environment on City streets. However, bicycle lanes are currently provided on just 17 percent of Seaside’s arterial and collector street network, and none within the historic core of Seaside. In addition, a review of collision data found that nearly one-third of reported bicycle collisions occur on Fremont Boulevard – reflecting the role of Fremont Boulevard in providing access to key land uses in the city.

The General Plan update identifies a comprehensive bikeway network that would connect key destinations in Seaside with a network of Multi-use Paths (Class I Bikeways), Bicycle Lanes (Class II Bikeways), Bicycle Routes (Class III Bikeways), Bicycle Boulevards (Class III-E Bikeways) and Separated Bikeways (Class IV Bikeways). The proposed bikeway network would include Bicycle Lanes (Class II Bikeways) on Broadway, Del Monte and Fremont Boulevards.

Attachment 5 illustrates the proposed General Plan Roadway Network, incorporating the Arterial Street typologies described above, the proposed Bikeway Network, and proposed Transit Corridor designations.

Question 3. Does the Planning Commission or City Council support the proposed circulation network diagrams? Do you have additional or different ideas about citywide circulation?

FISCAL IMPACT

This item is intended to provide direction for the future and has no impact on the current General Fund.

ATTACHMENTS

1. Attachment 1-Community Meeting 3 Summary (Workshop 2)
 2. Attachment 2-Community Meeting 4 Summary
 3. Attachment 3-Existing Land Use Designations
 4. Attachment 4-Proposed General Plan Designations and Map
 5. Attachment 5-Proposed General Plan Circulation Maps
-

Seaside General Plan Workshop 2 Summary

Oldemeyer Center, Laguna Grande Room
986 Hilby Avenue, Seaside, California 93955 Seaside, CA
December 5, 6:00 PM-8:00PM

Workshop Overview

On Monday, December 5, 2016, the City of Seaside hosted a workshop to engage with community members about the Seaside 2040 General Plan update. The workshop was held at the Oldemeyer Center and took place from 6pm until 8pm. The workshop was attended by over 90 people. A Spanish speaking translator was available at the workshop and offered simultaneous interpretation services during the presentation. Also, all workshop materials were available in Spanish and English. Free childcare was provided.

The workshop was opened by Seaside City Manager Craig Malin. City Manager Malin discussed the process leading up to the workshop and the importance of the community's input in contributing to the future vision of the City. Following City Manager Malin, Matt Raimi of Raimi + Associates provided an overview of the Seaside General Plan project, describing the purpose of the General Plan, outlining previous community engagement efforts, and providing an update on community input to date. He also introduced the idea of complete communities, use vs. form-based land use, and complete streets. Following Matt Raimi, Eric Yurkovich of Raimi + Associates



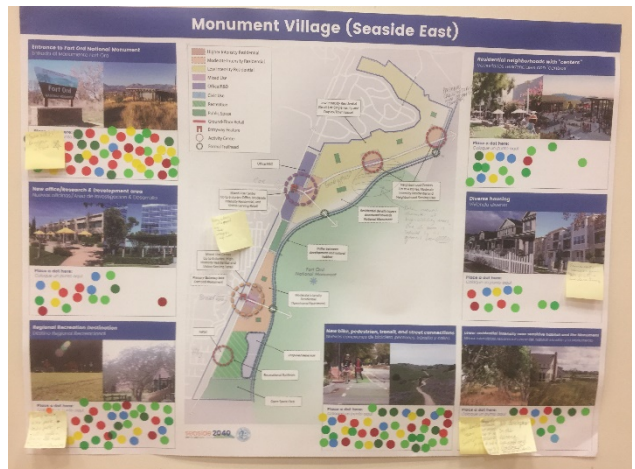
provided a brief overview of six potential areas of change in the City: Downtown (Broadway Avenue), Fremont Boulevard, Neighborhoods, Existing Auto Center, Monument Village (Seaside East), and Campus Town. The overview was followed by a visual preference survey and workshop station exercise. The full presentation is available by clicking on [this link](#).

The workshop included the following primary forms of input for individuals and groups of participants:

- **Visual Preference Survey.** During this activity, participants had the opportunity to provide feedback on building design and character for 2 areas of the City: 1) Fremont/Broadway and surrounding areas; and 2) growth areas in the former Fort Ord ("Campus Town" and "Monument Village" or Seaside East). Participants viewed approximately 30 images organized by change area and used handheld clickers to identify preferences for different development types. During this exercise, participants were also provided instant feedback on the results.
- **Workshop Stations.** Participants were invited to provide feedback on six change areas in the City. During the course of approximately one hour, participants were free to go from station to station and to vote for their preferred future alternatives, policy ideas, and planning

concepts. Each station included a facilitator, whose role was to ensure that everyone understood the materials, answer questions, and ensure everyone had a chance to participate. Each station also had a separate easel for open comments.

The remainder of this report describes the results of the visual preference survey and the interactive workshop stations.



Visual Preference Survey Summary

The following section provides a summary of the visual preference survey results. Participants used live key-pad polling clickers to vote for what they would like to see in Seaside in the future. Instant results of the voting were shown after each slide. The results are broken down by participant's preferences, based on a scale from 1-5, and organized into two sections: Section 1 - Fremont Blvd, East Broadway Ave, and Auto Center and Section 2 - Monument Village (Seaside East) and Campus Town. The full visual preference presentation is available by clicking on [this link](#). (Note: The Monument Village [Seaside East] and Campus Town areas were combined for the results since the visual preference survey was not completed due to a technology issue with the voting system.)

Image	Option 1	Option 2	Option 3	Option 4	Option 5	Total Responses
	Really Don't Like	Don't Like	Neutral	Like	Really Like	
Section 1: Fremont Blvd, East Broadway Ave, and Auto Center						
1: Retail 	20 (22%)	28 (31%)	32 (36%)	9 (10%)	1 (1%)	90
2: Retail 	47 (52%)	26 (29%)	9 (10%)	8 (9%)	1 (1%)	91
3: Retail 	2 (2%)	10 (12%)	14 (16%)	43 (50%)	17 (20%)	86
4: Retail 	0 (0%)	1 (1%)	13 (15%)	31 (37%)	40 (47%)	85
5: Retail/Office 	2 (2%)	9 (10%)	27 (30%)	30 (34%)	21 (24%)	89

6: Office 	4 (5%)	19 (25%)	17 (22%)	34 (44%)	3 (4%)	77
7: Office 	30 (37%)	23 (28%)	17 (21%)	10 (12%)	1 (1%)	81
8: Townhomes 	6 (8%)	17 (22%)	18 (23%)	21 (27%)	15 (20%)	77
9: Multifamily Housing 	4 (5%)	13 (16%)	12 (14%)	30 (36%)	25 (30%)	84
10: Multifamily Housing 	20 (26%)	24 (31%)	10 (13%)	17 (22%)	7 (9%)	78
11: Mixed Use: Residential over Retail 	10 (13%)	20 (25%)	22 (28%)	16 (20%)	12 (15%)	80

12: Mixed Use: Residential over Retail 	7 (10%)	10 (14%)	12 (17%)	23 (32%)	20 (28%)	72
13: Mixed Use: Residential over Retail 	21 (25%)	31 (37%)	17 (20%)	8 (10%)	7 (8%)	84
14: Maker Space 	3 (4%)	5 (7%)	21 (30%)	23 (32%)	19 (27%)	71
15: Flex: Live/Work 	1 (1%)	10 (13%)	11 (14%)	31 (39%)	26 (33%)	79
16: Industrial/Flex 	8 (10%)	14 (18%)	28 (36%)	23 (30%)	4 (5%)	77

Section 2: Monument Village (Seaside East) & Campus Town						
17: Single Family Housing 	9 (12%)	9 (12%)	15 (20%)	27 (37%)	14 (19%)	74
18: Single Family Housing 	31 (42%)	24 (32%)	10 (14%)	6 (8%)	3 (4%)	74
19: Single Family Housing 	4 (6%)	5 (7%)	5 (7%)	36 (50%)	22 (31%)	72
20: Duplex 	38 (48%)	22 (28%)	15 (19%)	5 (6%)	0 (0%)	80
21: Duplex 	3 (4%)	6 (7%)	14 (17%)	38 (46%)	22 (27%)	83
22: Townhomes 	1 (1%)	15 (19%)	19 (24%)	36 (46%)	8 (10%)	79

23: Multifamily Housing 	17 (21%)	17 (21%)	21 (25%)	20 (24%)	8 (10%)	83
24: Multifamily Housing 	21 (27%)	17 (22%)	13 (17%)	15 (20%)	11 (14%)	77
25: Multifamily Housing 	12 (15%)	13 (16%)	17 (21%)	27 (34%)	11 (14%)	80
26: Neighborhood Center 	3 (4%)	7 (9%)	9 (12%)	39 (51%)	19 (25%)	77
27: Neighborhood Center 	1 (1%)	9 (10%)	24 (27%)	35 (39%)	20 (23%)	89
28: Neighborhood Center 	6 (7%)	12 (14%)	18 (21%)	26 (31%)	23 (27%)	85

29: Employment Area 	3 (4%)	8 (9%)	21 (24%)	33 (38%)	21 (24%)	86
30: Employment Area 	15 (19%)	23 (28%)	17 (21%)	18 (22%)	8 (10%)	81
31: Retail Center: Shopping Center 	11 (14%)	11 (14%)	27 (34%)	22 (28%)	8 (10%)	79

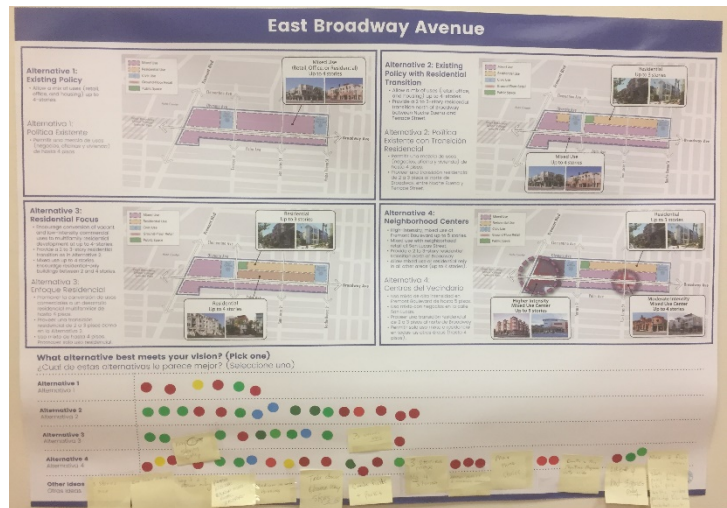
Workshop Stations Summary

The following section provides a summary of the workshop station results. The results were tallied and are summarized here by area of change.

Area 1: East Broadway Avenue

Two boards were presented at the East Broadway station. The first board focused on land use and design character. Participants were presented with four alternatives, including maintain the existing land use policy and three other land use alternatives. Each alternative included a conceptual map of the area and a selection of images illustrating the alternative.

Each participant selected the alternatives that best represented their vision for the future. Workshop participants preferred character Alternative 4. This alternative focused new high-intensity, mixed-use development in neighborhood centers located at Fremont Boulevard and San Lucas Street. Additional ideas were captured on a flip chart. The workshop board may be [viewed here](#).



[Click here](#) to view larger image

Workshop Station 1: East Broadway Avenue – Character <i>What alternative best meets your vision?</i>	Tally
Alternative 1: Existing Policy	6
Alternative 2: Existing Policy with Residential Transition	16
Alternative 3: Residential Focus	10
Alternative 4: Neighborhood Centers	23

The second workshop board focused on street design and configuration. Participants were provided with an option to maintain the existing street configuration and two other options to reconfigure travel lanes to accommodate bike lanes and wider sidewalks. Workshop participants selected Alternative 1 as their preferred street configuration. Alternative 1 replaces vehicle travel lanes with bicycle lanes and an expanded sidewalk area. The workshop board may be [viewed here](#).

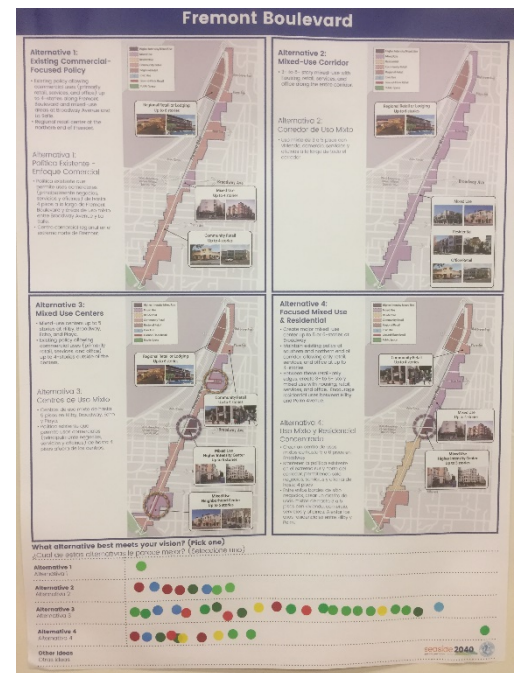
Workshop Station 1: East Broadway Avenue – Street Configuration <i>What alternative best meets your vision?</i>	Tally
Existing	1
Alternative 1: Replace one motor vehicle lane in each direction with bicycle lanes & expand sidewalk width to allow for tree planters	26
Alternative 2: Replace one motor vehicle lane in each direction with bicycle lanes and left turn lane. No significant widening of sidewalk, but landscaped “parklets” in lieu of on street parking.	10

Area 2: Fremont Boulevard

Two boards were presented at the Downtown station. The first board focused on land use and design character. Participants were presented with four alternatives, including maintain the existing land use policy and three other land use alternatives. Each alternative included a conceptual map of the area and a selection of images illustrating the alternative.

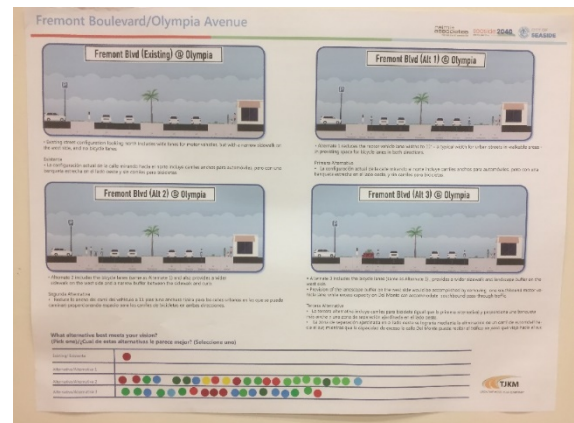
Each participant selected the alternatives that best represented their vision for the future. Workshop participants preferred character Alternative 3. This alternative focused new high-intensity, mixed-use development in neighborhood centers located at Hilby Avenue, Broadway Avenue, and Echo Avenue. The workshop board may be [viewed here](#).

Workshop Station 2: Fremont Boulevard <i>What alternative best meets your vision?</i>	Tally
Alternative 1: Existing Commercial-Focused Policy	1
Alternative 2: Mixed Use Corridor	8
Alternative 3: Mixed Use Centers	23
Alternative 4: Focused Mixed Use and Residential	11



[Click here](#) to view larger image

The second workshop board focused on street design and configuration. Participants were provided with an option to maintain the existing street configuration and three other options to reconfigure travel lanes to accommodate bike lanes and wider sidewalks. Participants selected Alternatives 2 and 3 as their preferred street configuration. These alternatives represented more complete streets with bike lanes and wider sidewalks. The workshop board may be [viewed here](#).



[Click here](#) to view larger image

Workshop Station 2: Fremont Boulevard - Street Configuration	Tally
Existing	1
Alternative 1: Reduces Motor Vehicle Lane widths to 11'	0
Alternative 2: Same as Alternate 1, includes bike lanes, wider sidewalk, and narrow buffer	23
Alternative 3: Same as Alternate 1, includes bike lanes, wider sidewalk, and landscape buffer on west side	19

Area 3: Residential Neighborhoods

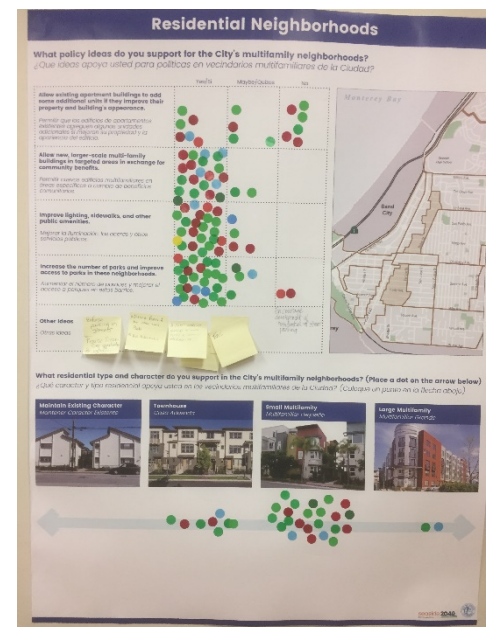
Participants responded to two questions at the Residential Neighborhoods station. First, participants were asked to identify whether they supported four different neighborhood ideas by answering: yes, maybe, or no. The specific questions and the responses are in the table below. The workshop board may be [viewed here](#).

Workshop Station 3: Residential Neighborhoods <i>What policy ideas do you support for the City's multifamily neighborhoods?</i>	Yes	Maybe	No
Allow exist apartment buildings to add some additional units if they improve their property and building's appearance	6	5	6
Allow new, larger-scale multifamily buildings in targeted areas in exchange for community benefits.	20	2	0
Improve lighting, sidewalks, and other public amenities	23	4	0
Increase the number of parks and improve access to parks in these neighborhoods.	25	4	2

Second, participants were asked: What residential type and character do you support in the City's multifamily neighborhoods? Participants were given four options with accompanying images to vote on.

Workshop Station 3: Residential Neighborhoods <i>What residential type and character do you support in the City's multifamily neighborhoods?</i>	Tally
Maintain Existing Character	0
Townhouse	8
Small Multifamily	23
Large Multifamily	2

Participants were very supportive of allowing new multifamily buildings in targeted areas, improving lighting, sidewalks, and other public amenities, and increasing the number of parks and improve access to parks in these neighborhoods. They were split evenly about whether existing apartments should be able to add additional units if they improved their property and building's appearance. Most participants supported small multifamily buildings in these neighborhoods.

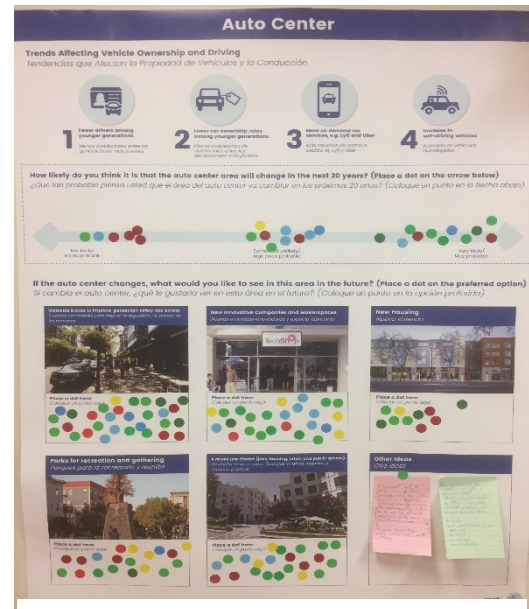


[Click here](#) to view larger image

Area 4: Existing Auto Center

Participants responded to two questions about the Auto Center area. First, participants were presented various trends affecting vehicle ownership and driving and then asked to identify the likelihood of the existing auto center area changing over the next 20 years. The workshop board may be [viewed here](#)..

Workshop Station 4: Existing Auto Center <i>How likely do you think it is that the auto center area will change in the next 20 years?</i>	Tally
Not likely	6
Somewhat unlikely	9
Very likely	11



[Click here](#) to view larger image

Second, participants were asked: If the auto center changes, what would you like to see in this area in the future? Participants were provided with 5 different options and asked to vote on their preferred option. Additional ideas were captured on a flip chart.

Workshop Station 4: Existing Auto Center <i>If the auto center changes, what would you like to see in this area in the future?</i>	Tally
Walkable blocks to improve pedestrian safety and access	30
New Innovative Companies and Makerspaces	25
New Housing	10
Parks for Recreation and Gathering	19
A Mixed Use District (jobs, housing, retail, and public spaces)	23

Workshop participants were split about whether they thought the auto center area would change over the next 20 years. If it did change, they were very supportive of creating walkable blocks, providing space for innovative companies and makerspaces, and creating a complete mixed-use area. Participants were less supportive of adding new housing to the area.

Area 5: Monument Village (Seaside East)

Participants were given seven options to vote on at the Monument Village (Seaside East) station. This area is located east of General Jim Moore Boulevard and on the former Fort Ord lands. The workshop board included a conceptual site plan with future land uses for the area and images showing different development types and characters. The workshop board may be [viewed here](#).

Workshop Station 5: Monument Village (Seaside East) <i>What planning themes do you support in the area?</i>	Tally
Entrance to Ford Ord National Monument	49
New Office/Research & Development	16
Regional Recreation Destination	43
Residential Neighborhoods with “Centers”	16
Diverse Housing	11
Lower Residential Intensity near Sensitive Habitat and the National Monument	22
New bike, pedestrian, transit, and street connections	44



[Click here](#) to view larger image

Workshop participants were very supportive of making Seaside East an entrance to the Fort Ord National Monument and a regional recreation destination with new bike, pedestrian, transit, and street connections. To a lesser extent, participants also supported new office and housing in the area, particularly in areas without sensitive habitat.

Area 6: Campus Town (Seaside North)

Participants were given six options to vote on at the Campus Town (Seaside North) station. Campus Town is located on the northern portion of the City and it includes land that was part of the former Fort Ord. The workshop board included a conceptual site plan with future land uses for the area and images representing potential development types and characters. The workshop board may be [viewed here](#).

Workshop Station 6: Campus Town	Tally
Entrance to Fort Ord National Monument & Ford Ord Dunes State Park	31
Regional Center	15
New Office/Research and Development Area	15
Auto Center	2
“University Village” with higher-density housing, retail, & open space	29
University Residential Area	23

Workshop participants were very supportive of making Seaside North a campus town area with a mixed-use village and university housing and an entrance to the Fort Ord National Monument and Fort Ord Dunes State Park.



[Click here](#) to view larger image

Seaside General Plan Community Meeting #4 Summary

Oldemeyer Center, Laguna Grande Room
986 Hilby Avenue, Seaside, California 93955 Seaside, CA
February 27, 6:00 PM-8:00PM

Workshop Overview

On Monday, February 27, the City of Seaside hosted an open house to engage with community members about the Seaside 2040 General Plan update. The open house was held at the Oldemeyer Center and took place from 6pm until 8pm. The workshop was attended by over seventy people. A Spanish-speaking translator was available at the workshop to offer interpretation services during the workshop. Also, all workshop materials were available in Spanish and English. Free childcare was provided.

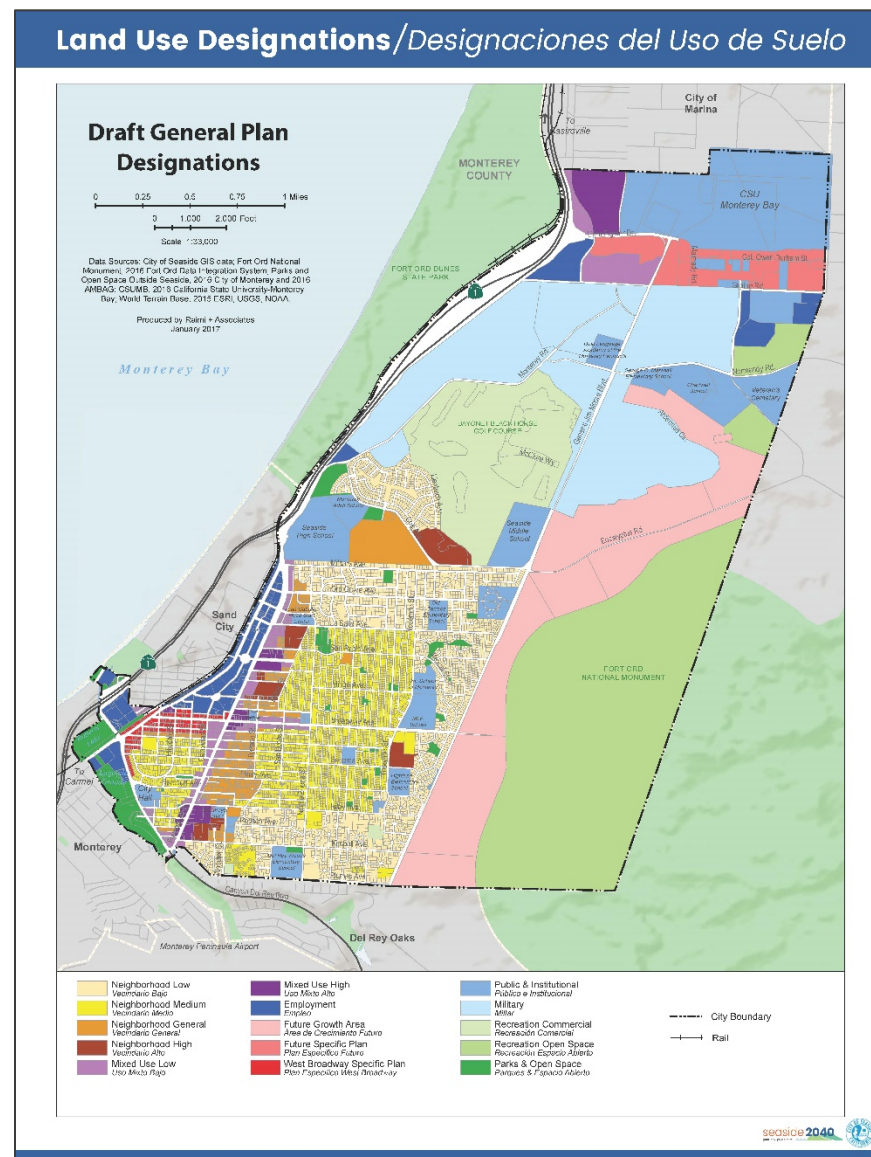
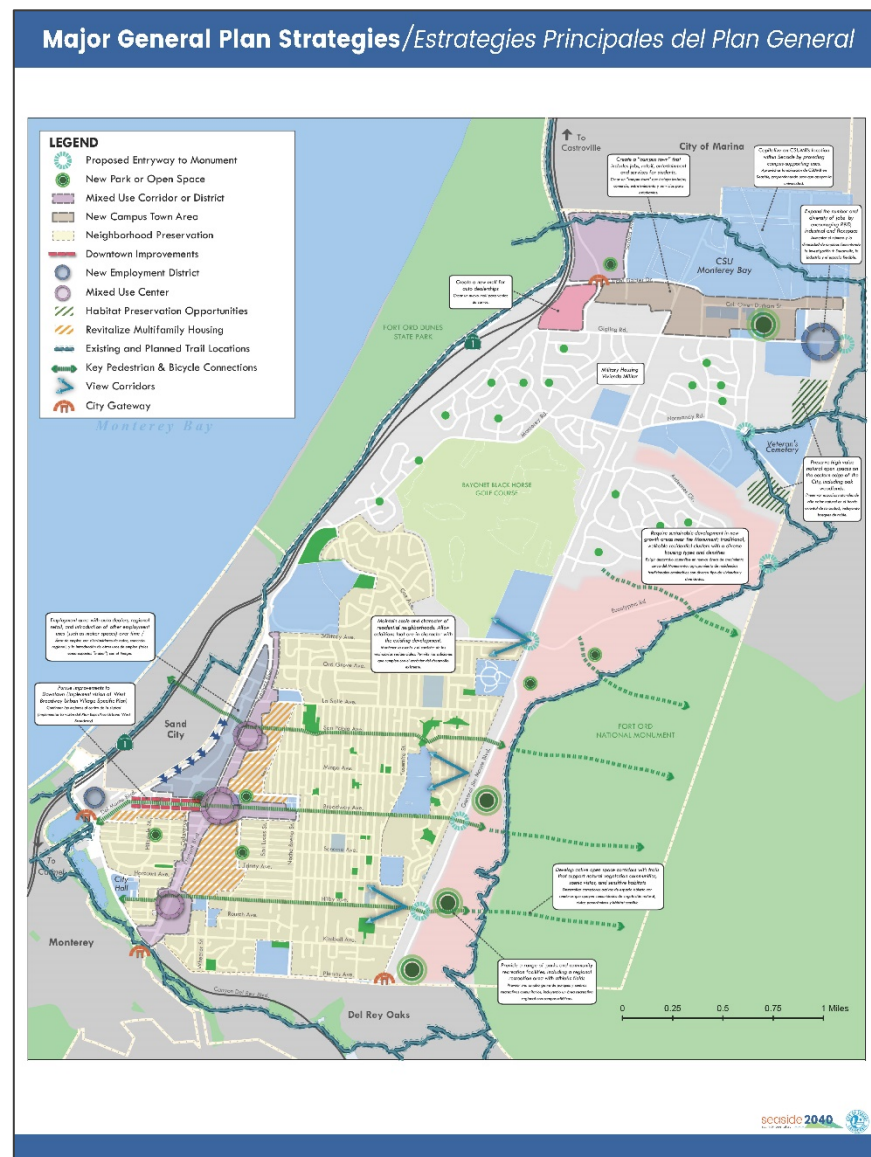
The workshop was organized in an open house format with eleven interactive workshop stations. The activities allowed participants to provide feedback on the General Plan Vision and Designations for neighborhoods within the City, prioritize housing issues and programs, review preliminary park and open space concepts, and prioritize potential park programs.

During the course of two hours, participants were free to go from station to station. There were 8 facilitators available to ensure that everyone understood the materials, could answer questions, and provide opportunities for everyone to participate. Each workshop station also provided space to list additional ideas and open comments. The remainder of this report describes the results of each workshop station.



General Plan Vision and Designations

The meeting solicited community feedback on the vision and intent and preferred General Plan designations for different neighborhoods in the City. The first station provided background information on the major General Plan strategies related to land use and community design and the proposed General Plan designations. Workshop materials can be downloaded from here:



What are the Proposed Designations? / ¿Cuales son las designaciones propuestas?

RESIDENTIAL/RESIDENCIAL

Neighborhood Low / Vecindario Bajo

Provides for the retention, maintenance, and development of existing single-family residential neighborhoods. Allows one unit per lot, plus secondary or in-law unit as applicable.
Proporciona la retención, el mantenimiento y el desarrollo de los vecindarios residenciales unifamiliares existentes, permite una unidad por lote más una unidad secundaria o unidad de huéspedes, según corresponda.

Allowed Density/Densidad Permitida

8 units per acre/unidades por acre

Medium Height/Altura Mediana
2 stories/pisos



Neighborhood Medium / Vecindario Mediano

Provides for the development of a wide range of low- and moderate-density living accommodations, including attached/detached single family, duplex, and four-plex.
Proporciona el desarrollo de una amplia variedad de densidades de viviendas bajas y moderadas e incluye viviendas unifamiliares adosadas y casas independientes adosadas / triplexes, cuartos cuartos adosados, duplex y cuartos, plex.

Allowed Density/Densidad Permitida

15 units per acre/unidades por acre

Maximum Height/Altura Máxima
2 stories/pisos



Neighborhood General / Vecindario General

Allows for a variety of residential buildings that coexist in close proximity to one another, including single family, duplex, townhouse, walk-up apartments, and low-rise, multi-family buildings.
Permite una variedad de edificios residenciales en proximidad uno al otro, incluyendo unifamiliares, duplex, casas adosadas, apartamentos sin ascensor y edificios de poca altura y multifamiliares.

Allowed Density/Densidad Permitida

20 units per acre/unidades por acre

Maximum Height/Altura Máxima
3 stories/pisos



Neighborhood High / Vecindario Alto

Allows for multi-family residences at a range of densities from townhomes to four-story, and multi-family buildings.
Permite residencias multifamiliares con una amplia gama de densidades de casas adosadas a casas de cuatro pisos, e edificios multi-familiares.

Allowed Density/Densidad Permitida

45 units per acre/unidades por acre

Maximum Height/Altura Máxima
4 stories/pisos



COMMERCIAL & MIXED/COMERCIAL & MIXTO

Mixed Use Low / Uso Mixto Bajo

Provides for areas with a wide variety of existing residential and commercial uses. Provides for additional housing and expansion of neighborhood-serving retail and commercial uses. Allows both vertical and horizontal mixed use, as well as standalone uses.
Proporciona áreas con amplia variedad de usos residenciales y comerciales existentes. Provee la posibilidad de viviendas adicionales y ampliación de usos comerciales y servicios al vecindario. Permite un uso mixto vertical y horizontal, así como usos independientes.

Allowed Intensity/Intensidad Permitida

Up to 2.5 FAR/hasta 2.5 FAR

Maximum Height/Altura Máxima
3 stories/pisos



Mixed-Use High / Uso Mixto Alto

Supports new lively, thriving areas in the City by accommodating multi-story mixed-use buildings at higher intensities. Provides for vertical and horizontal mixed-use development.
Apoya nuevas áreas vibrantes y prósperas en la Ciudad al acomodar edificios de varios pisos y de uso mixto con mayor intensidad. Proporciona desarrollo vertical y horizontal de uso mixto.

Allowed Intensity/Intensidad Permitida

Up to 4.0 FAR/hasta 4.0 FAR

Maximum Height/Altura Máxima
5 stories/pisos



Employment/Empleo

Provides area for a range of employment uses to expand and diversify the City's economy. Proporciona área para varios usos de empleo que puedan expandir y diversificar la economía de la Ciudad.

Allowed Intensity/Intensidad Permitida

Range from 0.75 to 2.5 FAR /
rangos de 0.75 a 2.5 FAR

Maximum Height/Altura Máxima
2-6 stories/pisos



What are the Proposed Designations? / ¿Cuales son las designaciones propuestas?

PLANNED DEVELOPMENT/DESARROLLO PLANEADO

Military / Militar

For lands retained by the United States Armed Forces for ongoing military-related activities within the former Fort Ord Base boundary.
Para las tierras retenidas por los Estados Unidos para actividades militares dentro del antiguo límite de la Base del Fort Ord.

Allowed Intensity/Intensidad Permitida

n/a

Maximum Height/Altura Máxima
n/a



West Broadway Specific Plan / Plan Especifico West Broadway

Implements the vision of the West Broadway Urban Village Specific Plan, for a well-designed, family-focused and pedestrian-oriented downtown.
Implementa la visión del Plan Especifico West Broadway Urban Village, para un centro urbano bien diseñado, centrado en la familia y orientado a los peatones.

Allowed Intensity/Intensidad Permitida

3.0 FAR

Maximum Height/Altura Máxima
5 stories/pisos



Future Growth Area / Área de crecimiento futuro

Implements the vision for Seaside East that balances future growth with parks, open space, and natural resource protection.
Implementa la visión de Seaside East que equilibra el crecimiento futuro con los parques, el espacio abierto y la protección de los recursos naturales.

Allowed Intensity/Intensidad Permitida

To Be Determined/Para Ser Determinado

Maximum Height/Altura Máxima
To Be Determined/Para Ser Determinado



Future Specific Plan / Plan Especifico Futuro

Establishes the intent to prepare a Specific Plan to determine neighborhood character intensities, and uses in Surplus II and 2B-Acre.
Establece la intención de preparar un Plan Especifico para determinar las intensidades de carácter de vecindario, y los usos en Surplus II y 2B-Acre.

Allowed Intensity/Intensidad Permitida

To Be Determined/Para Ser Determinado

Maximum Height/Altura Máxima
To Be Determined/Para Ser Determinado



PUBLIC & SHARED USE/PUBLICO & USO COMPARTIDO

Parks and Open Space / Parques e Espacio Abierto

Preserves natural resources and provides for public open space.
Preserva los recursos naturales y provee espacios públicos abiertos.

Allowed Intensity/Intensidad Permitida

0.011 FAR

Maximum Height/Altura Máxima
1 story/also



Public/Institutional / Público/Institucional

Reserves areas for public, educational, and institutional uses.
Reserva áreas para usos públicos, educativos e institucionales.

Allowed Intensity/Intensidad Permitida

0.4 FAR

Maximum Height/Altura Máxima
2 stories/pisos



Recreation - Open Space / Recreación - Espacio Abierto

Protects open space and natural resources on former Fort Ord lands. Habitat management, passive recreation, trails/paths, ecological restoration, ecotourism, and environmental educational activities are allowed.
Protege los espacios abiertos y los recursos naturales en las antiguas tierras de Fort Ord. Se permite el manejo del hábitat, recreación pasiva, senderos / caminos, restauración ecológica, ecoturismo e actividades educativas ambientales.

Allowed Intensity/Intensidad Permitida

0.005 FAR

Maximum Height/Altura Máxima
1 story/also



Recreation Commercial / Recreación Comercial

Provides for outdoor recreational facilities with limited amounts of residential and/or convenience retail.
Proporciona instalaciones de recreo al aire libre con cantidades limitadas de residencial y / o conveniencia al por menor.

Allowed Intensity/Intensidad Permitida

0.2 FAR

Maximum Height/Altura Máxima
1 story/also



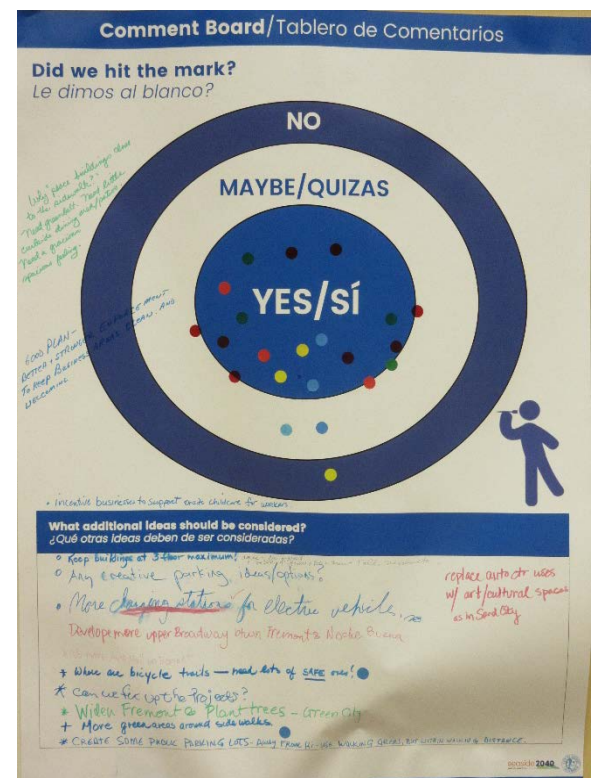
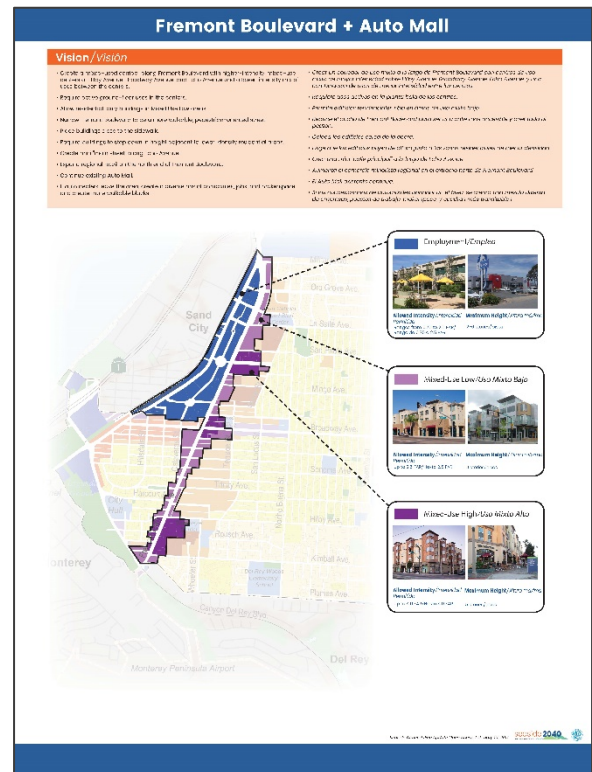
Fremont Boulevard + Auto Mall

This workshop station allowed participants to comment on the proposed vision and General Plan designations for the Fremont Boulevard and Auto Center areas. Participants “voted” on whether they thought the vision and designations map “hit the mark” and provided additional comments for consideration. There was strong agreement on the direction for Fremont Boulevard and the Auto Mall, as shown in the table below.

Comment Board - Did we hit the mark?	Tally
Yes	21 (3)
Maybe	(2)
No	1

Participants identified the following ideas for additional consideration:

- Keep buildings at 3-floor maximum
 - Don't want to see up from other areas
- Any creative parking – ideas/options?
- More charging stations for electric vehicles
- Develop more upper Broadway between Fremont and Noche Buena
- No more Auto Mall on Fremont
- Where are bicycle trails? Need more safe ones.
- Can we fix up the projects?
- Widen Fremont to plant trees – Green City
- More green areas around sidewalks
- Create some public parking lots – away from high use walking areas, but within walking distance
- Replace auto center uses with art/cultural spaces, as in Sand City
- Incentivize businesses to support onsite childcare for workers
- Good plan – better and stronger enforcement to keep business areas clean and welcoming
- Why “place buildings close to sidewalk?” Need greenbelt. Need little curbside dining area/patios. Need a gracious spacious feeling.





Residential Neighborhoods

The residential neighborhoods station allowed meeting participants to comment on the General Plan vision and designations for the residential neighborhoods. Overall, participants agreed with the future direction of Neighborhood types and densities, as shown in the following table.

Comment Board - Did we hit the mark?	Tally
Yes	14 (2)
Yes/Maybe	3
Maybe	6 (1)
Maybe/No	1
No	0

Participants identified the following ideas for additional consideration:

- Residential area near Fremont & Broadway (General/Orange) has very limited parking. Single family and apartments together.
- Promote public transportation; More buses with shorter distance routes (within Seaside) to assist shopping local without car use
- Small electric trolleys
- City sponsored bike rentals, as per San Jose.
- Too high on Fremont and Kimball area
- Need more pocket parks for families with small children and zoning allowance for childcare and building of childcare centers
- Care should be taken not to obstruct the view of the beach & ocean from low & mid Seaside
- Need code enforcement to clean up sloppy yards

Campus Town/Centro Universitario (Seaside North)

Vision/Visión

• Establish a vibrant, walkable, and diverse community with a mix of housing, retail, and employment opportunities.
• Create a "campus town" that is a mix of housing, retail, and employment opportunities.
• Establish a vibrant, walkable, and diverse community with a mix of housing, retail, and employment opportunities.
• Create a "campus town" that is a mix of housing, retail, and employment opportunities.
• Establish a vibrant, walkable, and diverse community with a mix of housing, retail, and employment opportunities.
• Create a "campus town" that is a mix of housing, retail, and employment opportunities.

Mixed Use High-Density Mixed-Use

Mixed Use Medium-Density Mixed-Use

Future Specific Plans/Plan Específico Futuro

Employment/Emprego

Recreation/Open Space/Recreación/Espacio Abierto

Status/Estado

• Public Safety Plan: The City of Seaside is currently in the process of developing a public safety plan that will address the needs of the community and provide for the safety of all residents.

Campus Town (Seaside North)

This meeting station focused on Campus Town and allowed participants to review the proposed vision for the area and comment on the proposed General Plan designations for the area. Overall, participants agreed with the future direction of the area, as shown in the following table.

Comment Board - Did we hit the mark?	Tally
Yes	16 (1)
Yes/Maybe	3 (1)
Maybe	4 (2)
Maybe/No	1
No	1

Participants identified the following ideas for additional consideration:

- Need more art/cultural spaces in conjunction with CSUMB
- Ensure parks/green space incorporated throughout to connect CSUMB and Monument
- Agree that green open space and habitat trails are extremely important!
- Students need low income housing
- Get rid of broken down buildings
- Move auto mall to area with blighted barracks → not for housing
- Federal, state, and local funding to create jobs to renovate or remove blighted barracks to create low income housing and public services
- As you design, remember child care and development of child care centers and family child care homes that back onto parks. Remember toddlers & infants in park designs.
- Preserve high visibility oak ridge (SE of Gigling)
- No Eastside Parkway and no building on Seaside Ridgelines (*preserve skyline)
- Preserve former Downs property as wildlands park area to attract nature tourism and public enjoyment

Comment Board/Tablero de Comentarios

Did we hit the mark? ¿Le dimos al blanco?

NO

MAYBE/QUIZAS

YES/SÍ

GET RID OF BROKEN DOWN BUILDINGS

Students need low income housing

What additional ideas should be considered? ¿Qué otras ideas deben de ser consideradas?

Move auto mall to the corner of blighted barracks space for housing (Federal, State & local funding to create jobs to renovate or remove blighted barracks to create low income housing & public services.)

need more art/cultural spaces in conjunction w/ CSUMB & Agave

Agree that green open space and habitat trails are extremely important

As you design, please remember childcare and development of child care centers + family child care homes that back onto parks. Remember toddlers & infants in park designs

Housing

The meeting also solicited community feedback on the top three housing issues, specific groups to target new housing to, and the most important housing programs. For housing question one, participants were provided a list of thirteen issues and asked to prioritize the top three housing issues in the City. Participants were also provided additional spaces for other ideas. The responses are in the table below. Participants strongly agreed that the high cost of housing is the most important issue in Seaside.

<i>Are there any specific groups we should target new housing for?</i>	Tally
High Cost of Housing	17 (4)
Lack of affordable rental and for-sale housing	7
Lack of financial assistance for homebuyers	0
Lack of financial assistance to homeowners to make necessary repairs and improvements	2
Lack of financial assistance for renters, such as subsidies and vouchers	2
Lack of home improvement programs and incentives	6 (2)
Substandard housing conditions, especially in the rental housing stock	7
Inadequate code enforcement services	9 (2)
Lack of financial assistance or community resources to make code corrections	1
Overcrowding	7 (2)
Limited housing choices in terms of type, size, and location	3
Illegal conversion of garages and unpermitted expansion, resulting from overcrowding and rental housing cost	8 (1)
Lack of educational resources on state and federal housing programs and services, including tenant/landlord dispute resolution and tenant rights	1
Other ideas: • Need to help the homeless • Code enforcement of parking a must • Micro-loans for small businesses • Homeless facilities in conjunction with social service agencies • Mental health facilities • Intentionally design for child care units • Poor landscape maintenance by landlords – even with drought toe(?) plants • Fines for junky housing – garbage in yard, etc. • Need stable, steady, high paying jobs and employment opportunities for sustaining housing prices • Need greater job opportunities • More affordable housing • Plant more trees – green city	

Housing question number two asked participants to identify specific groups to target new housing and provided a list of seven potential options. Participants were also provided space to list any other groups or ideas. Participants were particularly interested in providing new housing for seniors, in addition to young families.

<i>Are there any specific groups we should target new housing for?</i>	Tally
Seniors	15 (1)
College Students	10 (1)
Veterans	4
Persons with Disabilities	2 (1)
Farmworkers and other seasonal workers	(1)
Homeless and formerly homeless	10 (1)
Young Families	13 (3)
Other ideas: At Risk Youth (18-24)	

Housing question number three allowed participants to prioritize the top three housing programs or services in the City. Participants were provided a list of seven services and programs, in addition to space for additional ideas. Participants expressed strong interest in increased code enforcement and assistance for code correction.

<i>With limited funding, what are the most critical housing programs or services to fund?</i>	Tally
Homebuyer Assistance	5 (1)
Financial Literacy and Homebuyer Education	1
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Other ideas: • Homeless Shelter • Communicating the assistance and benefit programs that exist • Renters often have more incentives for energy improvements, etc. than landlords (help encourage that) • Energy saving incentives within City • Code enforcement for: - o Parking – our roads are too crowded - o Remove blight/trash/non-working vehicles - o Codes for trailers/RVs/boats - o Airbnb and Rental of rooms in home	

This interactive activity allowed participants to review park and recreation programs and to identify their top priority programs, given limited funding. Participants were also provided space to list other ideas.

Participants prioritized adding new parks and trails on former Fort Ord lands, such as Seaside East. The next two highest priorities were renovating parks and recreational facilities to reduce water and energy usage, and second, improving bicycle and pedestrian connections to park and recreation sites.

The second question asked participants to consider types of features that should be considered as part of envisioning the future of former Fort Ord lands. Participants were provided a list of five potential features and space for additional ideas. Participants did not provide any input on this question.

<i>Given limited funding, what are the most critical priorities for parks, recreation, and open space in the City?</i>	Tally
Add new parks within the existing residential neighborhoods, such as Terrace and Olympia	6
Add new parks and trails on former Fort Ord lands, such as Seaside East	27 (3)
Build community gardens, urban orchards, and other innovative park types	16 (2)
Improve bicycle and pedestrian connections to park and recreation sites	18 (5)
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Improve park safety through design improvements	3 (1)
Increase park visibility through signage, wayfinding, and well-marked entry points	6
Renovate park and recreation facilities to reduce water and energy usage	20 (1)

Participants also identified the following ideas for additional consideration:

- Need bicycle paths
- Consider parking lots with each parking area
- Native plants all over
- Intentionally designed space for 0-5 children (combine art, learning, culture)
- Consider a field of dreams type facility
- Consider another gym → private sector, not sure city needs to be in this business
- Coordinate public gardens (growing food) with public & private education
- Land east of GJM should ALL be park/open community use
- Dog park is great. Keep water year-round.

Transportation

The transportation workshop station included eight boards focused on proposed changes to the General Plan *Circulation Element*.

- Two of the boards provided a summary of key transportation issues and opportunities including:
 - o High rates of transit ridership compared to other cities in Monterey County
 - o Lack of designated bicycle facilities
 - o Pedestrian and bicycle collisions concentrated on Fremont Boulevard
 - o Excess traffic capacity on City streets
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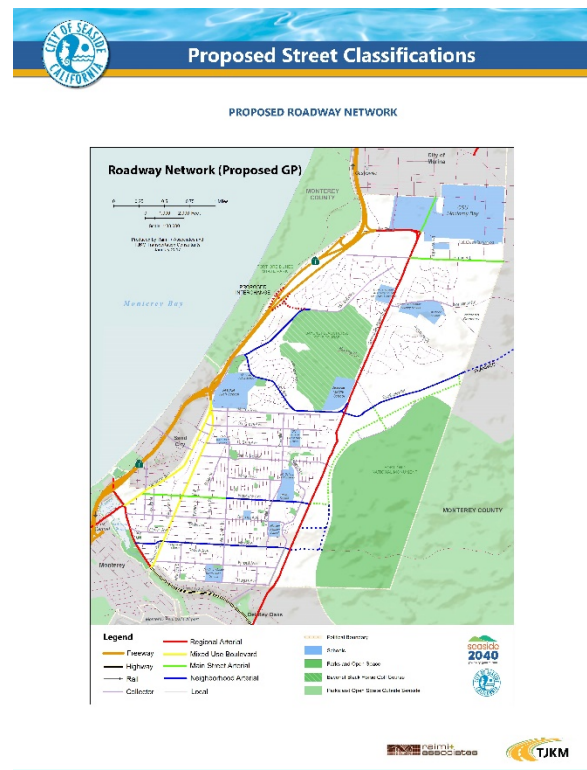
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Comments on Proposed Street Classifications:

Participants used the street classification map and accompanying board to provide comments on the proposed ideas. While extensive comments were provided on the proposed bikeway network, comments on the roadway network were relatively limited:

- Several comments suggested a need for a 4-way stop-sign at Military/Noche Buena (outside Seaside High School) and prohibition of on-street parking near this corner to improve visibility.
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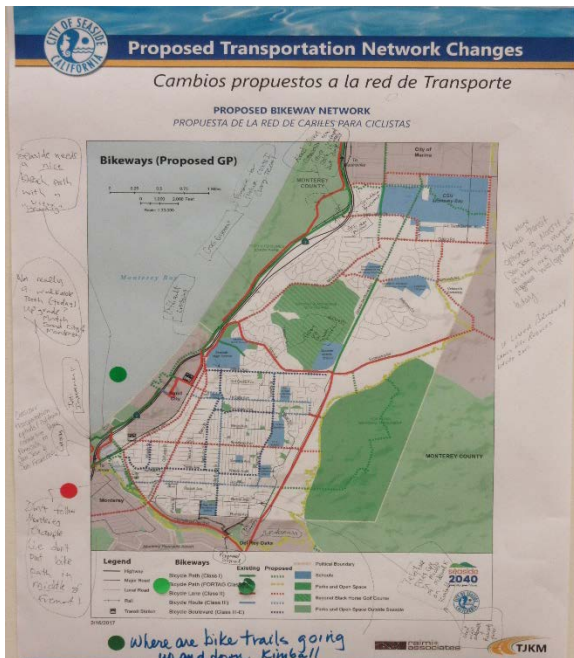


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Comments on Proposed Bikeway Network: Participants used the bikeway network map and "types of bikeways" board to provide comments on the proposed ideas.



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Based on that input, the proposed Bikeway Network map may be updated to designate future “Class IV Protected Bikeway” segments on streets such as General Jim Moore Boulevard, Canyon del Rey and elsewhere where sufficient right-of-way exists.

A number of attendees provided detailed bicycle path recommendations, related to the proposed FORTAG trail and other trail opportunities, including:

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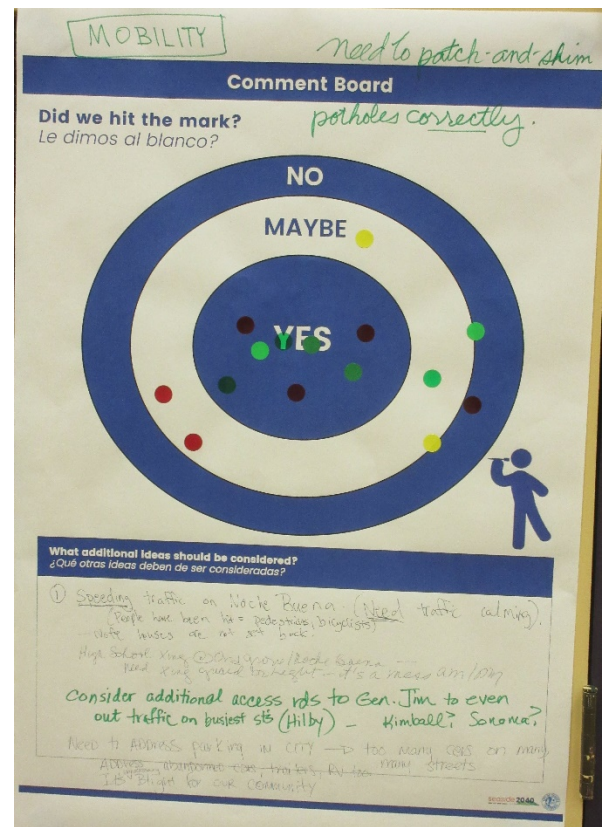
through Seaside, to provide a more scenic trail resource.

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General Comments - Transportation

Participants were then asked the question “did we hit the mark?” and provided space to include additional ideas that should be considered.

- The majority of participants agreed that the proposed General Plan transportation components “hit the mark,” as most attendees agreed with the proposed street classification and bikeway network changes.



Comment Board - Did we hit the mark?	Tally
Yes	8
Maybe	4
Maybe/No	2
No	1
What additional ideas should be considered? • Speeding traffic on Noche Buena (need traffic calming); People have been hit = pedestrians, bicyclists (note houses are not setback) • High school crossing at Ord Grove/Noche Buena – need crossing guard at night (it's a mess am/pm) • Consider providing additional access roads to General Jim Moore Boulevard to even out traffic on busiest streets (Hilby) – Kimball and Sonoma were suggested as alternate routes that could be designated to connect with General Jim Moore Boulard. • Need to address parking in the City → too many cars on many, many streets • Address abandoned cars, trailers, RVs too. It's unnecessary blight for our community. • Need to patch and shim potholes correctly	

Seaside General Plan Community Meeting #4 Summary

Oldemeyer Center, Laguna Grande Room
986 Hilby Avenue, Seaside, California 93955 Seaside, CA
February 27, 6:00 PM-8:00PM

Workshop Overview

On Monday, February 27, the City of Seaside hosted an open house to engage with community members about the Seaside 2040 General Plan update. The open house was held at the Oldemeyer Center and took place from 6pm until 8pm. The workshop was attended by over seventy people. A Spanish-speaking translator was available at the workshop to offer interpretation services during the workshop. Also, all workshop materials were available in Spanish and English. Free childcare was provided.

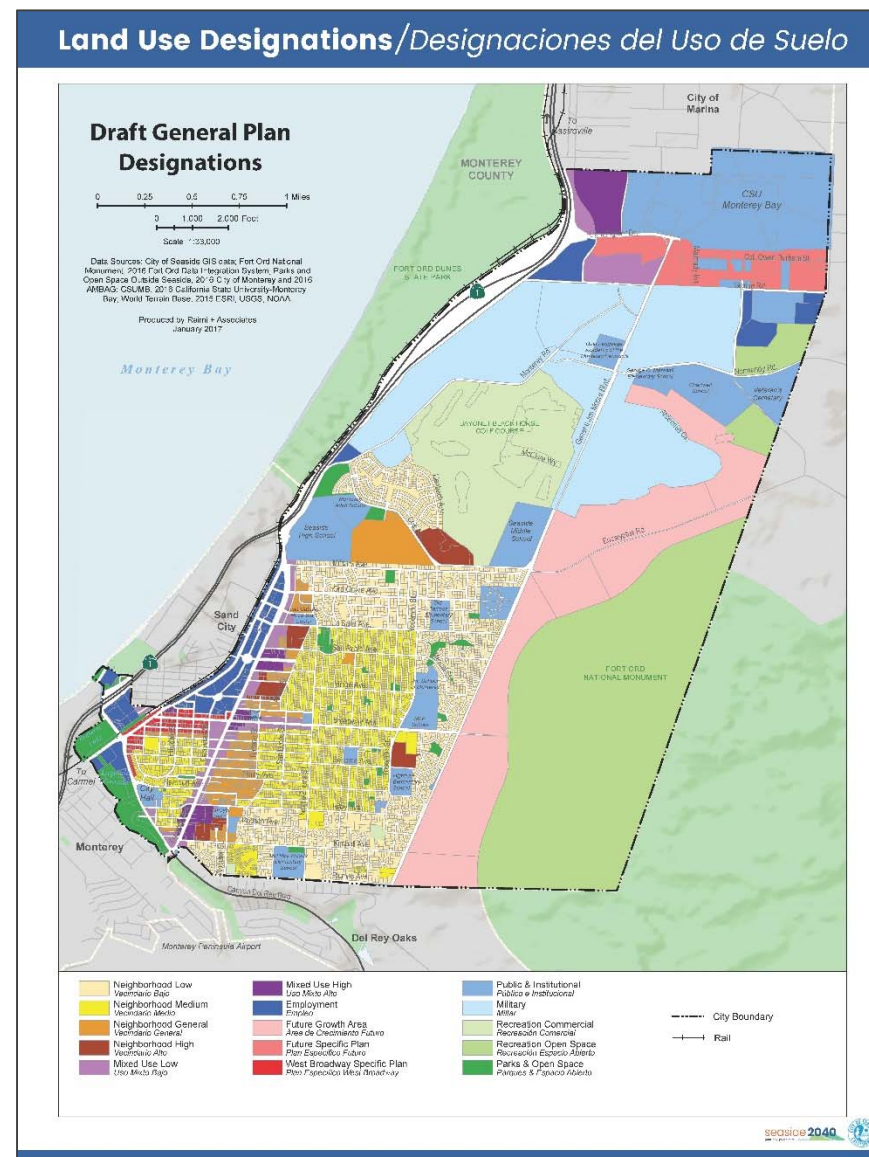
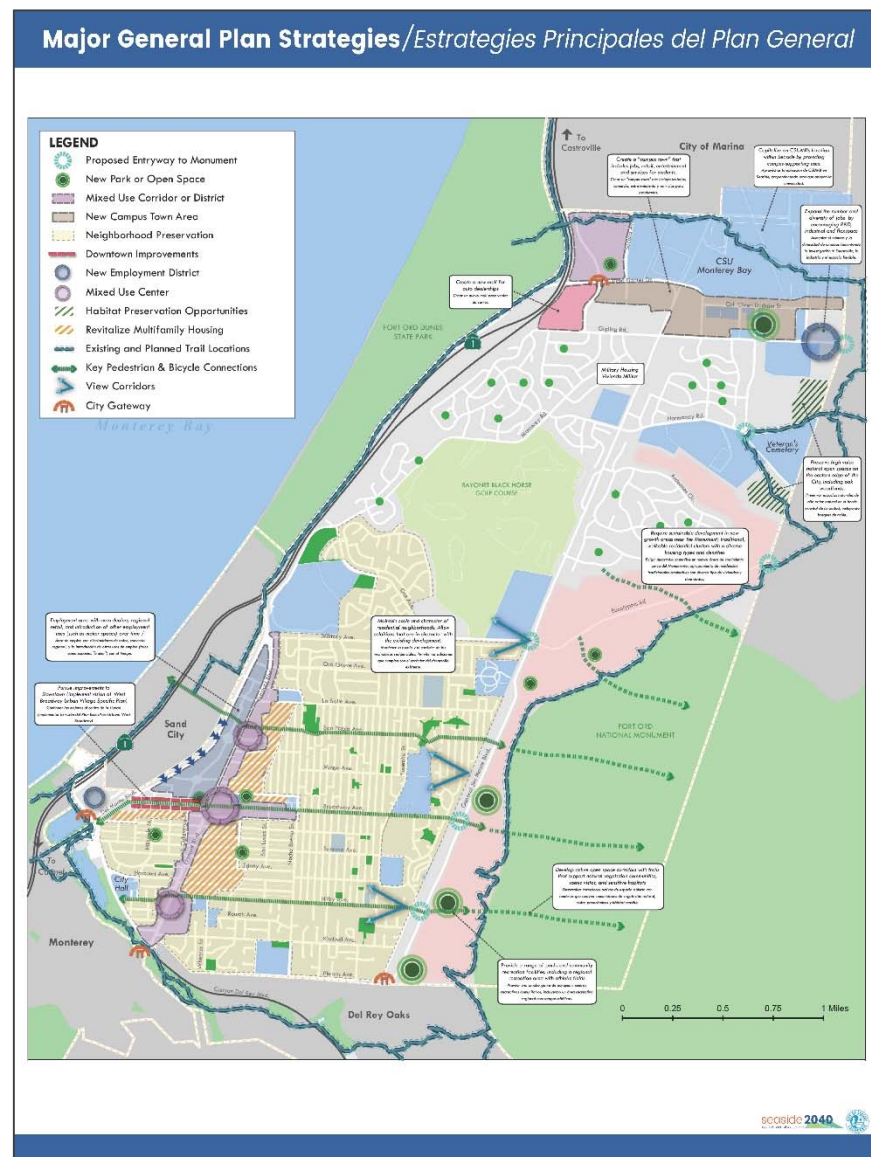
The workshop was organized in an open house format with eleven interactive workshop stations. The activities allowed participants to provide feedback on the General Plan Vision and Designations for neighborhoods within the City, prioritize housing issues and programs, review preliminary park and open space concepts, and prioritize potential park programs.

During the course of two hours, participants were free to go from station to station. There were 8 facilitators available to ensure that everyone understood the materials, could answer questions, and provide opportunities for everyone to participate. Each workshop station also provided space to list additional ideas and open comments. The remainder of this report describes the results of each workshop station.



General Plan Vision and Designations

The meeting solicited community feedback on the vision and intent and preferred General Plan designations for different neighborhoods in the City. The first station provided background information on the major General Plan strategies related to land use and community design and the proposed General Plan designations. Workshop materials can be downloaded from here:



What are the Proposed Designations?/ ¿Cuales son las designaciones propuestas?

RESIDENTIAL/RESIDENCIAL

Neighborhood Low/Vecindario Bajo

Provides for the retention, maintenance, and development of existing single-family residential neighborhoods. Allows one unit per lot, plus secondary or in-law unit as applicable.

Proporciona la retención, el mantenimiento y el desarrollo de las vecindades residenciales unifamiliares existentes, permite una unidad por lote, más una unidad secundaria o unidad de huéspedes, según corresponda.

Allowed Density/Densidad Permitida

8 units per acre/unidades por acre

Medium Height/Altura Mediana

2 stories/pisos



Neighborhood Medium/Vecindario Mediano

Provides for the development of a wide range of low- and moderate-density living accommodations, including attached/detached single family, duplex, and fourplex.

Proporciona el desarrollo de una amplia variedad de opciones de vivienda de densidad baja y moderada e incluye viviendas unifamiliares adosadas y casas unifamiliares adosadas / triplexes, cuádruplex, cuádruplex y cuádruplex.

Allowed Density/Densidad Permitida

15 units per acre/unidades por acre

Maximum Height/Altura Máxima

2 stories/pisos



Neighborhood General/Vecindario General

Allows for a variety of residential buildings that coexist in close proximity to one another, including single family, duplex, townhouse, walk-up apartments, and low-rise, multi-family buildings.

Permite una variedad de edificios residenciales en proximidad uno al otro, incluyendo unifamiliares, duplex, casas adosadas, apartamentos sin ascensor y edificios de poca altura y multifamiliares.

Allowed Density/Densidad Permitida

30 units per acre/unidades por acre

Maximum Height/Altura Máxima

3 stories/pisos



Neighborhood High/Vecindario Alto

Allows for multi-family residences at a range of densities from townhomes to four-story, and multi-family buildings.

Permite residencias multifamiliares con una amplia gama de densidades de casas adosadas a casas de cuatro pisos, e edificios multi-familiares.

Allowed Density/Densidad Permitida

45 units per acre/unidades por acre

Maximum Height/Altura Máxima

4 stories/pisos



COMMERCIAL & MIXED/COMERCIAL & MIXTO

Mixed Use Low/Usos Mixtos Bajo

Provides for areas with a wide variety of existing residential and commercial uses. Provides for additional housing and expansion of neighborhood-serving retail and commercial uses. Allows both vertical and horizontal mixed use, as well as standalone uses.

Proporciona áreas con amplia variedad de usos residenciales y comerciales existentes. Provee la posibilidad de viviendas adicionales y ampliación de usos comerciales y servicios al vecindario. Permite el uso mixto vertical y horizontal, así como usos independientes.

Allowed Intensity/Intensidad Permitida

Up to 2.5 FAR/hasta 2.5 FAR

Maximum Height/Altura Máxima

3 stories/pisos



Mixed-Use High/Usos Mixtos Alto

Supports new lively, thriving areas in the City by accommodating multi-story mixed-use buildings at higher intensities. Provides for vertical and horizontal mixed-use development.

Apoya nuevas áreas vibrantes y prósperas en la Ciudad al acomodar edificios de varios pisos y de uso mixto con mayor intensidad. Proporciona desarrollo vertical y horizontal de uso mixto.

Allowed Intensity/Intensidad Permitida

Up to 4.0 FAR/hasta 4.0 FAR

Maximum Height/Altura Máxima

5 stories/pisos



Employment/Empleo

Provides area for a range of employment uses to expand and diversify the City's economy. Proportionate area for various uses of employment that expand and diversify the economy of the City.

Allowed Intensity/Intensidad Permitida

Range from 0.75 to 2.5 FAR/rango de 0.75 a 2.5 FAR

Maximum Height/Altura Máxima

2-6 stories/pisos



What are the Proposed Designations?/ ¿Cuales son las designaciones propuestas?

PLANNED DEVELOPMENT/DESARROLLO PLANEADO

Military/Militar

For lands retained by the United States Armed Forces for ongoing military-related activities within the former Fort Ord Base boundary.

Para las tierras retenidas por los Estados Unidos para actividades militares dentro de la frontera del antiguo Fuerte Ord.

Allowed Intensity/Intensidad Permitida

n/a

Maximum Height/Altura Máxima

n/a



West Broadway Specific Plan/Plan Específico West Broadway

Implements the vision of the West Broadway Urban Village Specific Plan, for a well-designed, family-focused and pedestrian-oriented downtown.

Implementa la visión del Plan Específico West Broadway Urban Village, para un centro urbano bien diseñado, centrado en la familia y orientado a los peatones.

Allowed Intensity/Intensidad Permitida

3.0 FAR

Maximum Height/Altura Máxima

5 stories/pisos



Future Growth Area/Área de crecimiento futuro

Implements the vision for Seaside East that balances future growth with parks, open space, and natural resource protection.

Implementa la visión de Seaside East que equilibra el crecimiento futuro con los parques, el espacio abierto y la protección de los recursos naturales.

Allowed Intensity/Intensidad Permitida

To Be Determined/Para Ser Determinado

Maximum Height/Altura Máxima

To Be Determined/Para Ser Determinado



Future Specific Plan/Plan Específico Futuro

Establishes the intent to prepare a Specific Plan to determine neighborhood character intensities, and uses in Surplus II and 2B-Acre.

Establece la intención de preparar un Plan Específico para determinar las intensidades de carácter de vecindario, y los usos en Surplus II y 2B-Acre.

Allowed Intensity/Intensidad Permitida

To Be Determined/Para Ser Determinado

Maximum Height/Altura Máxima

To Be Determined/Para Ser Determinado



PUBLIC & SHARED USE/PÚBLICO & USO COMPARTIDO

Parks and Open Space/Parques e Espacio Abierto

Preserves natural resources and provides for public open space.

Preserva los recursos naturales y provee espacios públicos abiertos.

Allowed Intensity/Intensidad Permitida

0.011 FAR

Maximum Height/Altura Máxima

1 story/also



Public/Institutional/Público/Institucional

Reserves areas for public, educational, and institutional uses.

Reserva áreas para usos públicos, educativos e institucionales.

Allowed Intensity/Intensidad Permitida

0.4 FAR

Maximum Height/Altura Máxima

2 stories/pisos



Recreation - Open Space/Recreación-Espacio Abierto

Protects open space and natural resources on former Fort Ord lands. Habitat management, passive recreation, trails/paths, ecological restoration, equestrianism, and environmental educational activities are allowed.

Protege los espacios abiertos y los recursos naturales en las antiguas tierras de Fort Ord. Se permite el manejo del hábitat, recreación pasiva, senderos / caminos, restauración ecológica, equestrianismo e actividades educativas ambientales.

Allowed Intensity/Intensidad Permitida

0.005 FAR

Maximum Height/Altura Máxima

1 story/also



Recreation Commercial/Recreación Comercial

Provides for outdoor recreational facilities with limited amounts of residential and/or convenience retail.

Proporciona instalaciones de recreo al aire libre con cantidades limitadas de residencial y / o comercio de conveniencia.

Allowed Intensity/Intensidad Permitida

0.2 FAR

Maximum Height/Altura Máxima

1 story/also



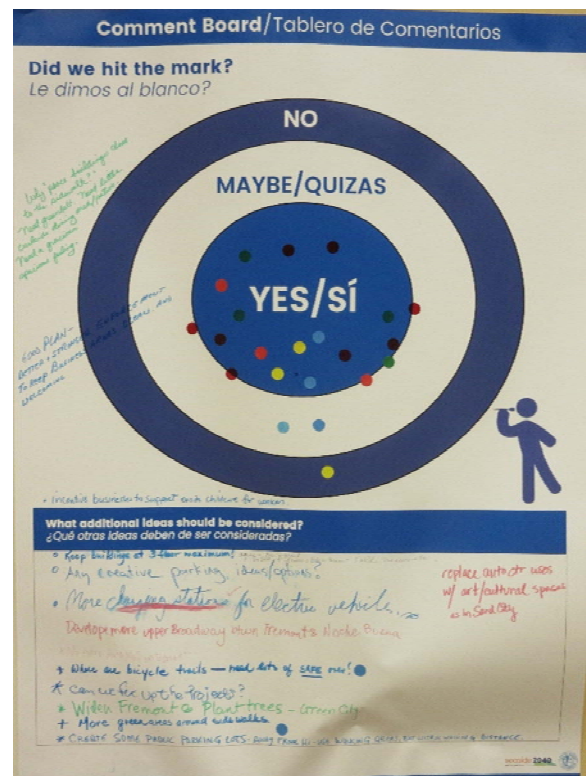
Fremont Boulevard + Auto Mall

This workshop station allowed participants to comment on the proposed vision and General Plan designations for the Fremont Boulevard and Auto Center areas. Participants “voted” on whether they thought the vision and designations map “hit the mark” and provided additional comments for consideration. There was strong agreement on the direction for Fremont Boulevard and the Auto Mall as shown in the table below.

Comment Board - Did we hit the mark?	Tally
Yes	21 (3)
Maybe	(2)
No	1

Participants identified the following ideas for additional consideration:

- Keep buildings at 3-floor maximum
 - Don't want to see up from other areas
- Any creative parking – ideas/options?
- More charging stations for electric vehicles
- Develop more upper Broadway between Fremont and Noche Buena
- No more Auto Mall on Fremont
- Where are bicycle trails? Need more safe ones.
- Can we fix up the projects?
- Widen Fremont to plant trees – Green City
- More green areas around sidewalks
- Create some public parking lots – away from high use walking areas, but within walking distance
- Replace auto center uses with art/cultural spaces, as in Sand City
- Incentivize businesses to support onsite childcare for workers
- Good plan – better and stronger enforcement to keep business areas clean and welcoming
- Why “place buildings close to sidewalk?” Need greenbelt. Need little curbside dining area/patios. Need a gracious spacious feeling.





Residential Neighborhoods

The residential neighborhoods station allowed meeting participants to comment on the General Plan vision and designations for the residential neighborhoods. Overall, participants agreed with the future direction of Neighborhood types and densities as shown in following table.

Comment Board - Did we hit the mark?	Tally
Yes	14 (2)
Yes/Maybe	3
Maybe	6 (1)
Maybe/No	1
No	0

Participants identified the following ideas for additional consideration:

- Residential area near Fremont & Broadway (General/Orange) has very limited parking. Single family and apartments together.
- Promote public transportation; More buses with shorter distance routes (within Seaside) to assist shopping local without car use
- Small electric trolleys
- City sponsored bike rentals, as per San Jose.
- Too high on Fremont and Kimball area
- Need more pocket parks for families with small children and zoning allowance for childcare and building of childcare centers
- Care should be taken not to obstruct the view of the beach & ocean from low & mid Seaside
- Need code enforcement to clean up sloppy yards
- Park space on Broadway (no green zones indicated)
- Smaller units for affordability
- Control for speed > safety for pedestrians
- Housing: will the new developments be affordable?
- Develop empty lots East of Broadway
- Community housing for seniors and single parents, as per the Swedish model for low-income individuals and families
- Mixed-use: low height rather than taller, less attractive
- Some distinguishing structure at City Center (rebuild Del Rey Theatre, for example, with art deco neon)
- Make sure there are accommodations for parents with small children - playgrounds and childcare centers or family child care home accommodation

Housing

The meeting also solicited community feedback on the top three housing issues, specific groups to target new housing to, and the most important housing programs. For housing question one, participants were provided a list of thirteen issues and asked to prioritize the top three housing issues in the City. Participants were also provided additional spaces for other ideas. The responses are in the table below. Participants strongly agreed that the high cost of housing is the most important issue in Seaside.

<i>Are there any specific groups we should target new housing for?</i>	Tally
High Cost of Housing	17 (4)
Lack of affordable rental and for-sale housing	7
Lack of financial assistance for homebuyers	0
Lack of financial assistance to homeowners to make necessary repairs and improvements	2
Lack of financial assistance for renters, such as subsidies and vouchers	2
Lack of home improvement programs and incentives	6 (2)
Substandard housing conditions, especially in the rental housing stock	7
Inadequate code enforcement services	9 (2)
Lack of financial assistance or community resources to make code corrections	1
Overcrowding	7 (2)
Limited housing choices in terms of type, size, and location	3
Illegal conversion of garages and unpermitted expansion, resulting from overcrowding and rental housing cost	8 (1)
Lack of educational resources on state and federal housing programs and services, including tenant/landlord dispute resolution and tenant rights	1
Other ideas: • Need to help the homeless • Code enforcement of parking a must • Micro-loans for small businesses • Homeless facilities in conjunction with social service agencies • Mental health facilities • Intentionally design for child care units • Poor landscape maintenance by landlords – even with drought toe(?) plants • Fines for junky housing - garbage in yard, etc. • Need stable, steady, high paying jobs and employment opportunities for sustaining housing prices • Need greater job opportunities • More affordable housing • Plant more trees – green city	

Housing question number two asked participants to identify specific groups to target new housing and provided a list of seven potential options. Participants were also provided space to list any other groups or ideas. Participants were particularly interested in providing new housing for seniors, in addition to young families.

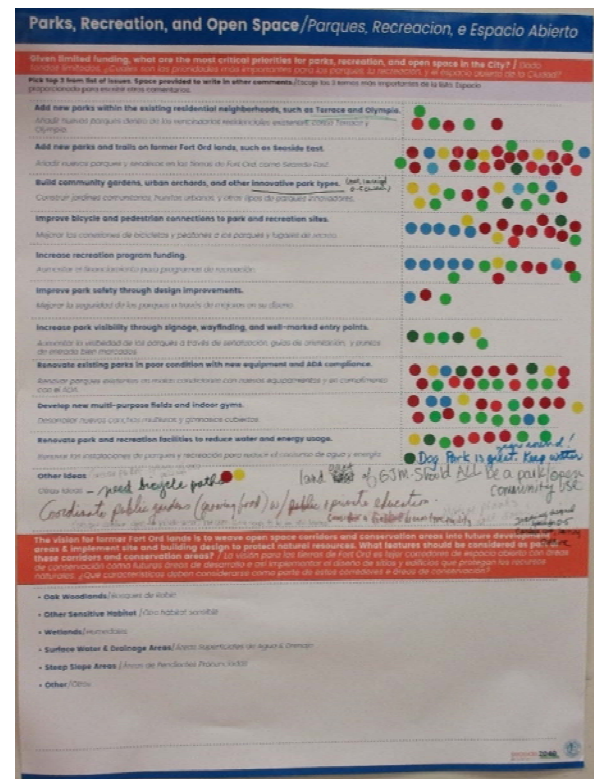
<i>Are there any specific groups we should target new housing for?</i>	Tally
Seniors	15 (1)
College Students	10 (1)
Veterans	4
Persons with Disabilities	2 (1)
Farmworkers and other seasonal workers	(1)
Homeless and formerly homeless	10 (1)
Young Families	13 (3)
Other ideas: At Risk Youth (18-24)	

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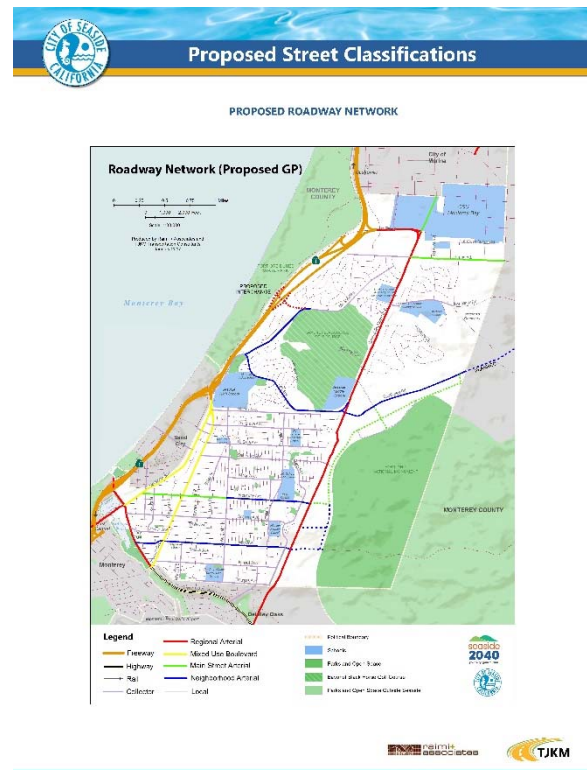
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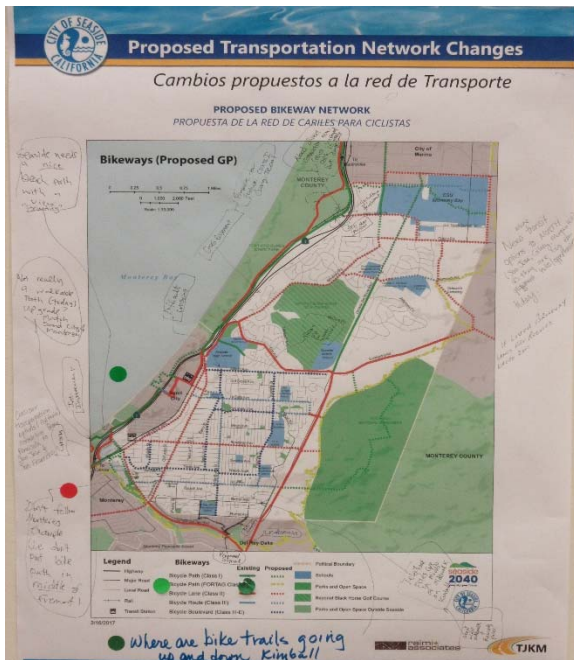


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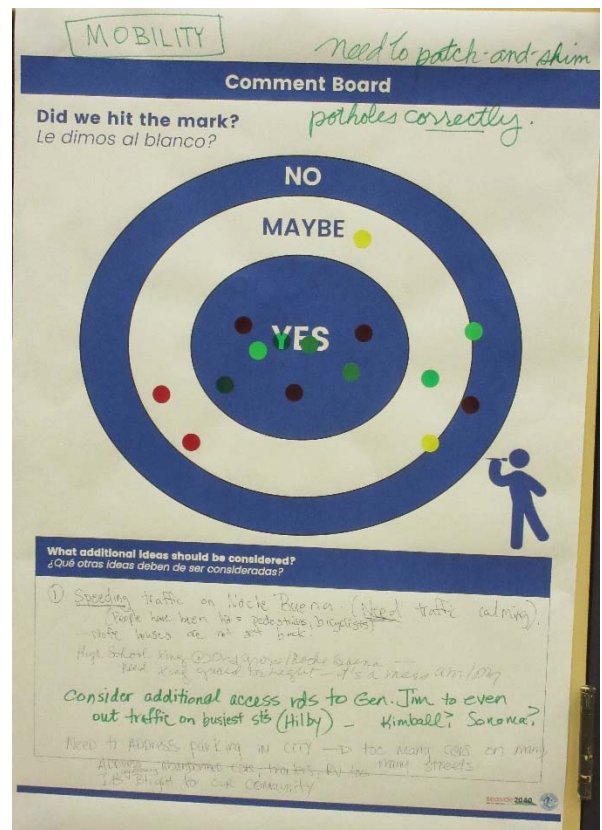
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Maybe	4
Maybe/No	2
No	1
What additional ideas should be considered? • Speeding traffic on Noche Buena (need traffic calming); People have been hit = pedestrians, bicyclists (note houses are not setback) • High school crossing at Ord Grove/Noche Buena – need crossing guard at night (it's a mess am/pm) • Consider providing additional access roads to General Jim Moore Boulevard to even out traffic on busiest streets (Hilby) – Kimball and Sonoma were suggested as alternate routes that could be designated to connect with General Jim Moore Boulard. • Need to address parking in the City → too many cars on many, many streets • Address abandoned cars, trailers, RVs too. It's unnecessary blight for our community. • Need to patch and shim potholes correctly	

Seaside General Plan Update - Proposed General Plan Designations

Draft – March 15, 2017

Definitions

GP – General Plan

GPLU – General Plan Land Use Designations

DU/AC – Dwelling Units per Acre

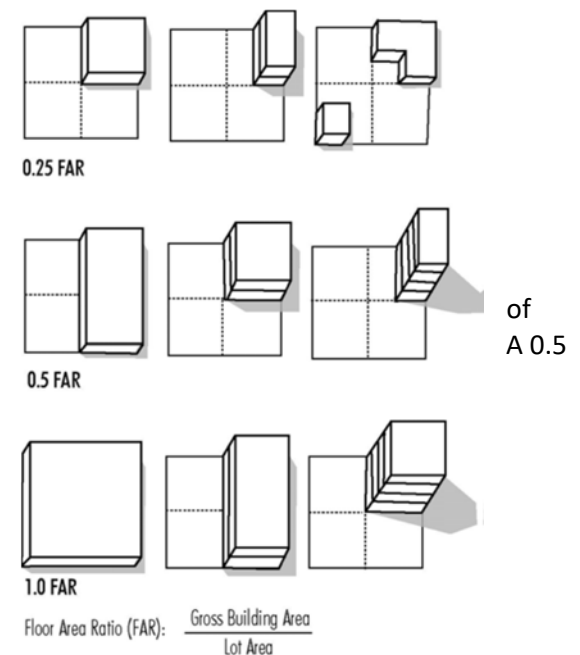
The term density is used for *residential* uses and refers to the population and development capacity of residential land. Density within the General Plan is described in terms of dwelling units per net acre of land (du/ac), exclusive of existing and proposed streets and rights-of-way.

FAR – Floor Area Ratio

Development intensity, which applies to *nonresidential and mixed uses*, refers to the extent of development on a parcel of land or lot. Floor area ratio is used in the General Plan as a measure of non-residential or mixed-use development intensity.

Floor area ratio (FAR) expresses the intensity of use on the lot (see Figure to the right). The FAR represents the ratio between the total gross floor area of all buildings on a lot and the total land area that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields a FAR of 0.5. FAR describes a single-story building that covers half of the lot, a two-story building covering approximately one-quarter of the lot, or a four-story building covering one-eighth of the lot.

WBUV SP – West Broadway Urban Village Specific Plan



	Neighborhood Low	Neighborhood Medium	Neighborhood General	Neighborhood High
Intent	Provides for the retention, maintenance, and development of existing single-family residential neighborhoods. Allows one unit per lot, plus secondary or in-law unit as applicable.	Provides for the development of a wide range of low- and moderate-density living accommodations, including attached/detached single family, duplex, and four plex.	Allows for a variety of residential buildings that coexist in close proximity to one another, including single family, duplex, townhouse, walk-up apartments, and low-rise, multifamily buildings.	Allows for multifamily residences at a range of densities from townhomes to four-story, and multifamily buildings.
2004 General Plan Equivalents	RLS (Low Density Single-Family Residential). <i>Unchanged from existing GP.</i>	RMS (Medium Density Single Family).	RM (Medium Neighborhood).	RH (High Neighborhood) but without certain non-residential uses.
Allowed Land Uses	Residential. Education/day care, parks/open space, cultural/public assembly, public uses	Residential. Education/day care, parks, cultural/public assembly, public uses. Neighborhood retail. <i>Changed to allow Neighborhood Retail as a conditional use - RMS area has a number of existing small corner stores.</i>	Residential. Neighborhood Retail may be allowed as a conditional use. Education/day care, parks/open space, cultural/public assembly, public uses	Residential. Convalescent homes, education/day care, parks/open space, public uses. <i>Changed to eliminate professional office and cultural/public assembly from allowed uses</i>
Allowed Intensity	Up to 8 du/ac (1 unit per parcel, plus second unit where allowed). Up to two stories.	Up to 15 du/ac. Up to two stories. <i>Density increased from 12 to 15 du/ac to recognize the existing density of small apartment clusters.</i>	Up to 30 du/ac. Up to three stories. <i>Changes to allow three-story duplex/townhouse. Density increased from 15 to 30 du/ac from existing plan to accommodate townhomes and walk-up apartments.)</i>	Up to 45 du/ac. Up to four stories. <i>Density increased from 25 to 45 du/ac. Height remains the same.</i>
Intended Physical Character	Typical suburban residential format, with larger lots and curvilinear streets. Building types may include large-lot and small-lot single family, duplex, triplex/quad.	A lower density neighborhood with smaller lots that allows primarily for a range of low or moderate density building types. Types may include small-lot single-family, duplex, triplex/quad, townhouse, courtyard, lowrise/walkup.	Primarily neighborhoods with a wide mix of residential building types: Building types may include small-lot single-family, mobile homes, duplex, triplex/quad, townhouse, courtyard, lowrise/walkup.	Physically distinct areas that have a more urban feel with mid-rise apartments or mobile homes and associated open spaces. Building types may include mobile home, courtyard, lowrise/walkup, midrise

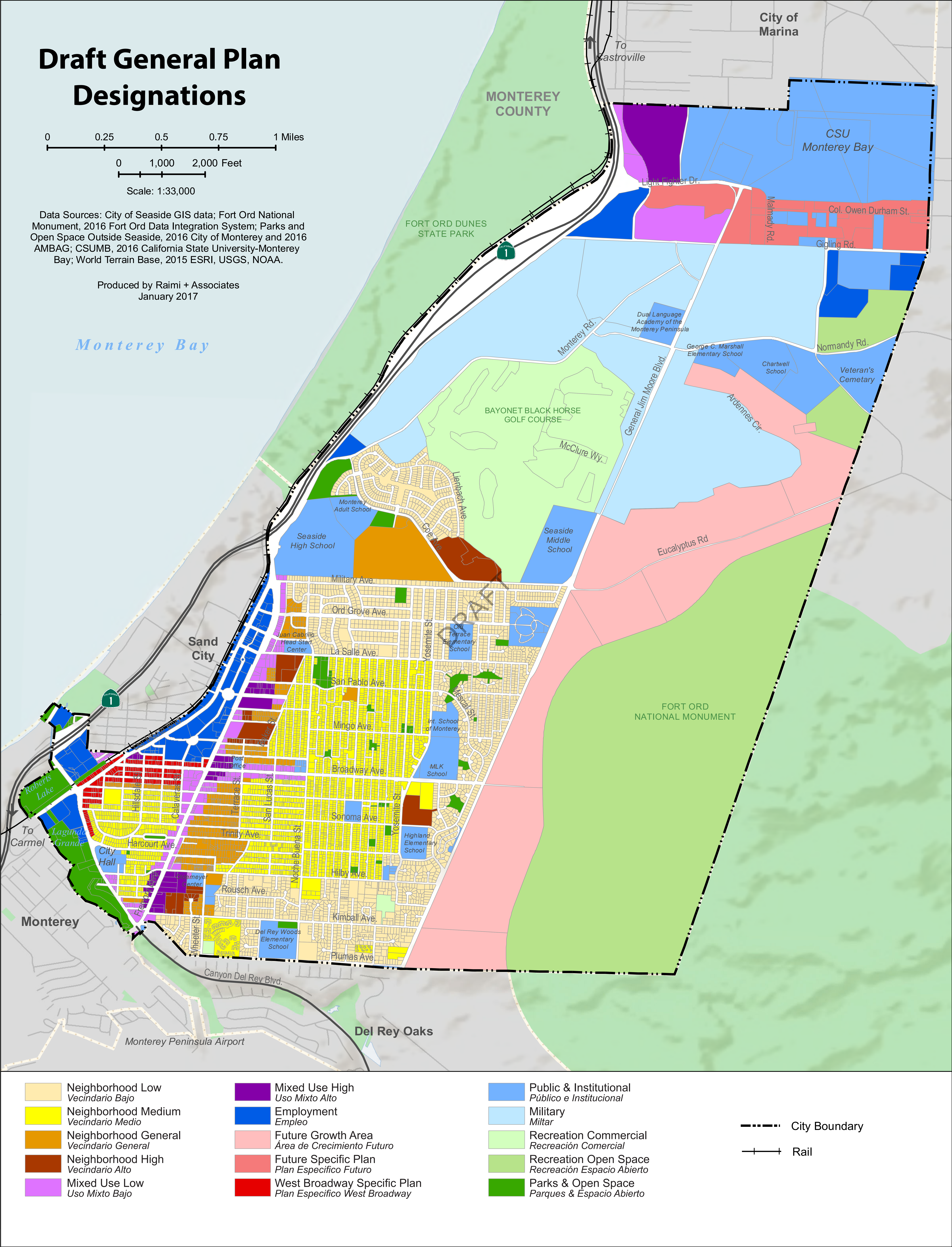


	Employment	Mixed Use Low	Mixed Use High
Intent	Provides area for a range of employment uses to expand and diversify the City's economy.	Provides for areas with a wide variety of existing residential and commercial uses. Provides for additional housing and expansion of neighborhood-serving retail and commercial uses. Allows both vertical and horizontal mixed use, as well as standalone uses.	Supports new lively, thriving areas in the City by accommodating multi-story mixed-use buildings at higher intensities. Provides for vertical and horizontal mixed-use development.
GPLU Equivalents	Combines the existing Regional Commercial (RGC) and Heavy Commercial (HC) to promote jobs generation.	Similar to RH/MX (High Density Residential/Mixed Use) from West Broadway Specific Plan. <i>Pulls parcels from existing Medium Residential (RM), Community Commercial (CC), and Mixed Use (MX).</i>	Similar to MX (Mixed Use) from West Broadway Specific Plan. <i>Pulls from existing Community Commercial (CC) and Mixed Use (MX). Reserved for key locations, including along Fremont, West Broadway and in Campus Town.</i>
Allowed Land Uses	Office, R&D, light industrial, small manufacturing, auto sales & service, entertainment, hotel/lodging, live-work, neighborhood retail, and regional retail. Allows everything except stand-alone residential.	Mixed use: retail/office, retail/residential, office/residential. Standalone uses: neighborhood retail, services, moderate-density residential, live/work, hotel/lodging, and office. Pedestrian-oriented ground floor design is required through guidelines + standards. Active ground floors will be required in a few designated districts.	Mixed use: retail/office, retail/residential, office/residential Standalone uses are allowed in certain areas: neighborhood retail, services, moderate and high density residential, hotel/lodging, office, and R&D. Ground floor retail or other active ground floor uses will be required in most locations, especially in identified centers along Broadway and Fremont.
Allowed Intensity	Ranges from 0.65 to 2.5 FAR. Hotels allowed up to 4.0 FAR. Up to six stories. Heights will vary based on location and context in the City, to be determined during the General Plan process.. <i>Allowed FAR and height will vary either by use or by location and could be determined in zoning.</i>	1.75 to 2.5 FAR, to be determined during the General Plan process. Up to three stories. <i>This would represent a reduction from the current 4 stories/48 feet limit for Community Commercial.</i>	2.5 FAR to 4.0 FAR. Four stories, up to 5 stories with the State Density Bonus for affordable housing.
Intended Physical Character	Buildings are configured in an urban office environment with minimal setbacks and pedestrian-oriented building massing. Suburban office parks may be located in new growth areas where an urban character is not desired. Depending on context, retail is either in a walkable, neighborhood-serving format, or a more auto-oriented retail format.	Buildings are generally configured in an urban format of walkable blocks and buildings at or near the sidewalk edge. Zero lot line buildings are acceptable (encouraged in certain areas).	Buildings are configured in an urban format of walkable blocks and buildings at or near the sidewalk edge. Larger buildings transition to adjacent, existing low-density residential uses.

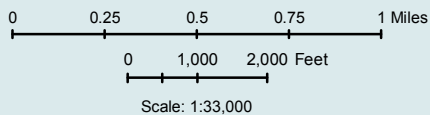
	West Broadway Urban Village Specific Plan	Future Specific Plan	Future Growth Area
Intent	Implements the vision of the West Broadway Urban Village Specific Plan, for a well-designed, family-focused and pedestrian-oriented Downtown.	Establishes the intent to prepare a Specific Plan to determine neighborhood character intensities, and uses in Surplus II and 26-Acre.	Implements the vision for Panoramic Heights that balances future growth with parks, open space, and resource protection.
GPLU Equivalents	RH/MX (High Density Residential/Mixed Use) from West Broadway Specific Plan.	Combines the existing Regional Commercial (RGC) and MX (Mixed Use), and POS (Park and Open Space).	Combines the existing RLS (Low Density Single Family Residential), RMS (Medium Density Single Family Residential, and POS (Park and Open Space).
Allowed Land Uses	Regulated by the Specific Plan	To be determined by the Specific Plan.	Updated General Plan will provide a range of the proposed designations for the area: e.g. "Employment"; "Habitat Management"; "Neighborhood Low". Areas will not be specified on the designations map.
Allowed Intensity	Regulated by the Specific Plan	To be determined by the Specific Plan.	Consistent with the proposed designations.
Intended Physical Character	Regulated by the Specific Plan	To be determined by the Specific Plan.	Consistent with the proposed designations.

	Public/Institutional	Parks and Open Space	Recreation – Open Space	Recreational - Commercial	Military
Intent	Reserves areas for public, educational, and institutional uses.	Preserves natural resources and provides for public open space.	Protects open space and natural resources on former Fort Ord lands. Habitat management, passive recreation, trails/paths, restoration, ecotourism, and environmental educational activities are allowed.	Provides for outdoor recreational facilities with limited amounts of residential and/or convenience retail.	For lands retained by the United States Armed Forces for ongoing military-related activities within the former Fort Ord Base boundary.
GPLU Equivalent	Public / Institutional. <i>Unchanged from existing GP</i>	Parks and Open Space <i>Unchanged from existing GP.</i>	Habitat Management <i>Unchanged from existing GP.</i>	Recreational Commercial <i>Unchanged from existing GP.</i>	Military <i>Unchanged from existing GP.</i>
Allowed Land Uses	Schools, cemetery, parks, public utilities, libraries, fire, police, and other government uses.	Parks and recreational uses, amphitheaters, habitat management, community centers and gyms.	Habitat management, passive recreation, ecological restoration, ecotourism activities, and environmental educational activities.	Golf courses, equestrian centers, public swimming pools, and tennis clubs. Sports fields. Limited amount of residential, visitor accommodation units, convenience retail uses.	Military housing; schools, day care centers, houses of worship, community centers, reserve unit training, exchange retail activities and motor pool activities.
Allowed Intensity	0.4 FAR	0.01 FAR	0.005 FAR	0.2 FAR	Under the jurisdiction of the US Armed Forces

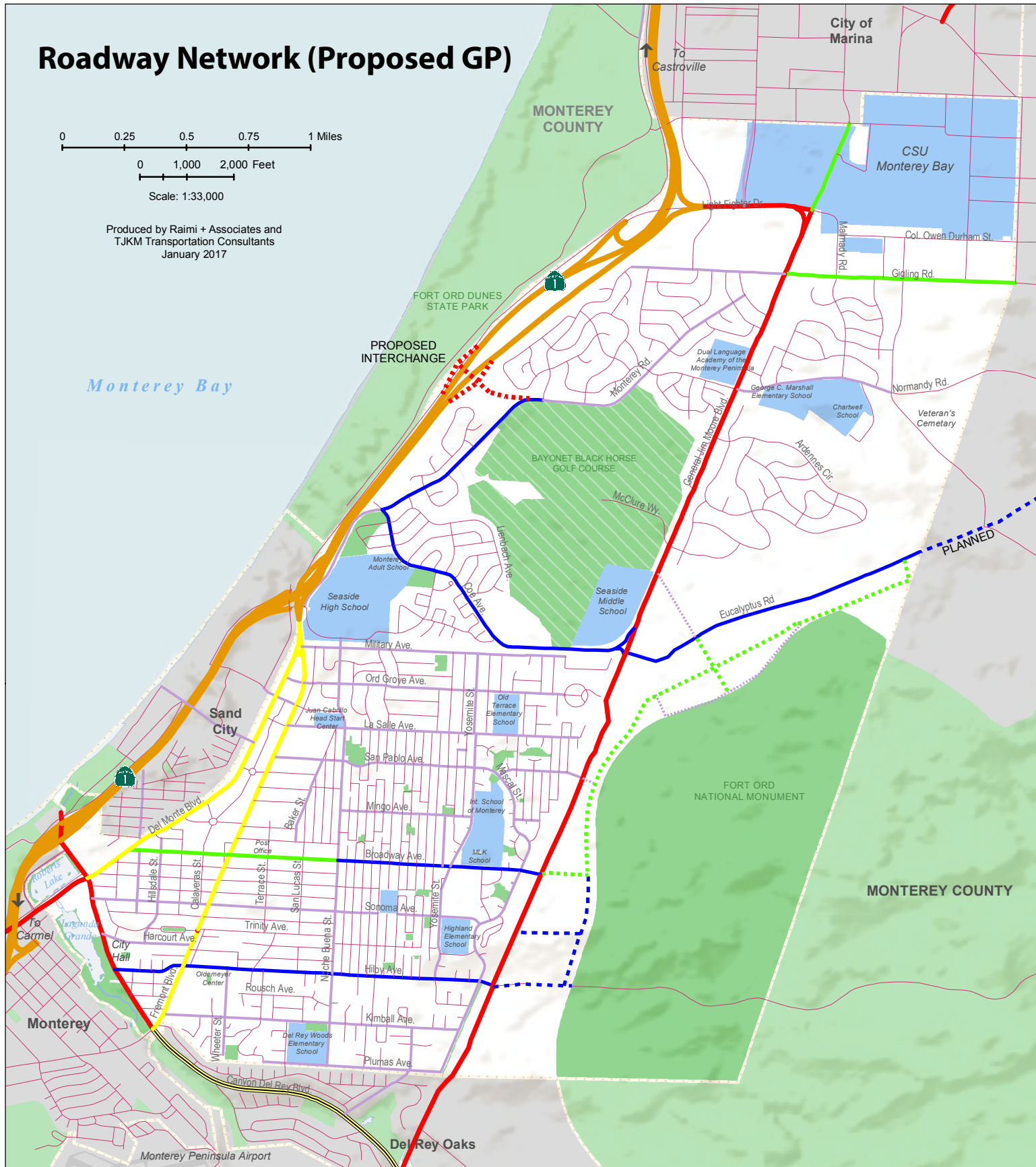
DRAFT Land Use Designations



Roadway Network (Proposed GP)



Produced by Raimi + Associates and
TJKM Transportation Consultants
January 2017



- Regional Arterial
- Freeway
- Mixed Use Boulevard
- Main Street Arterial
- Neighborhood Arterial
- Collector
- Local

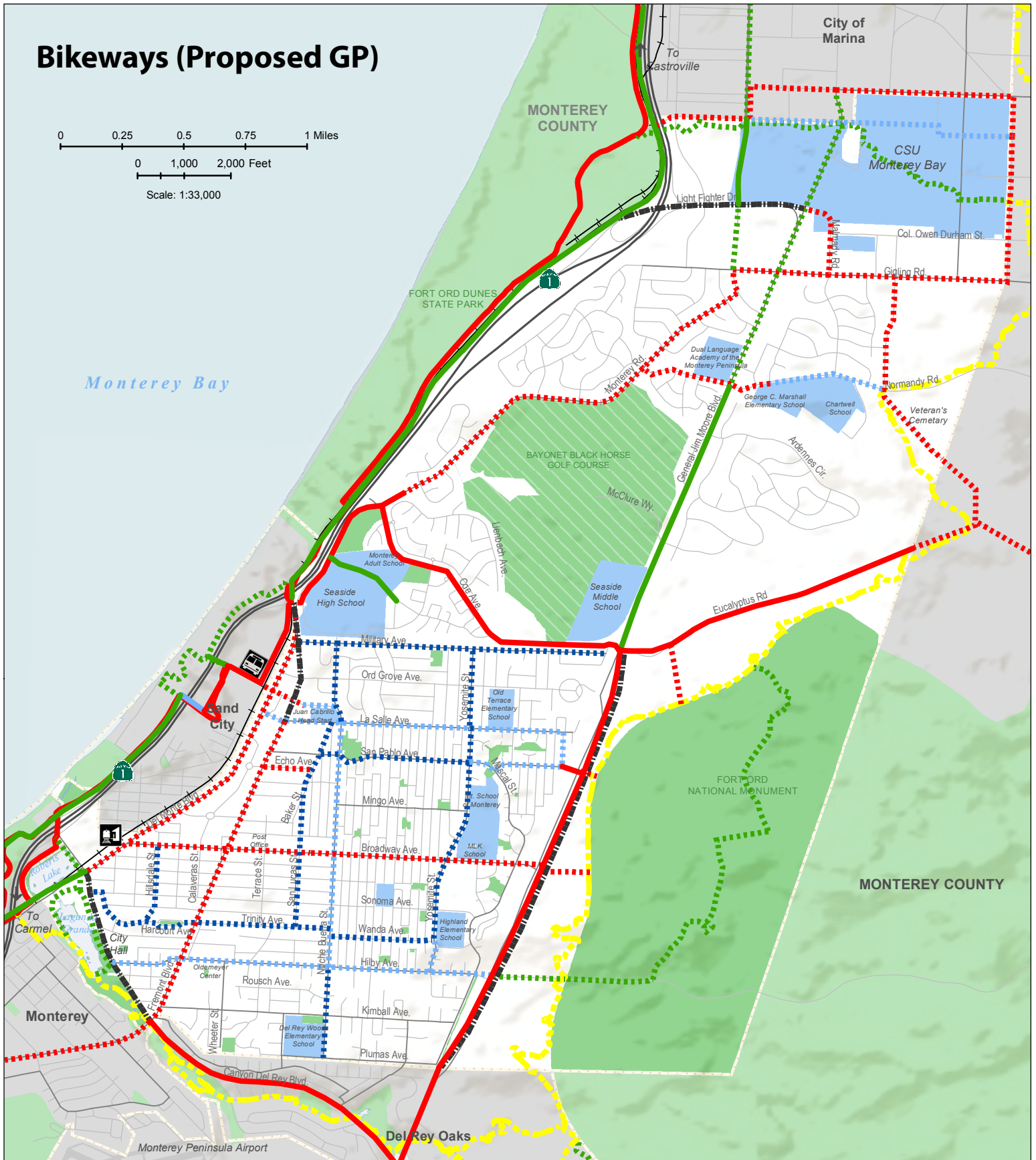
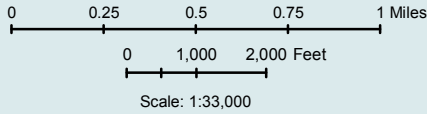
- - - - Political Boundary

- Schools
- Parks and Open Space
- Bayonet Black Horse Golf Course
- Parks and Open Space Outside Seaside

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Bikeways (Proposed GP)



Legend

- Highway
- Major Road
- Local Road
- Rail
- Transit Station (Existing)
- Transit Station (Proposed)

Bikeways

- Bicycle Path (Class I)
- Bicycle Path (FORTAG Class I)
- Bicycle Lane (Class II)
- Bicycle Route (Class III)
- Bicycle Boulevard (Class III-E)
- Separated Bikeway (Class IV)

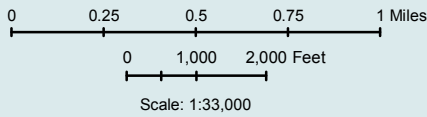
Existing Proposed

-
-
-
-
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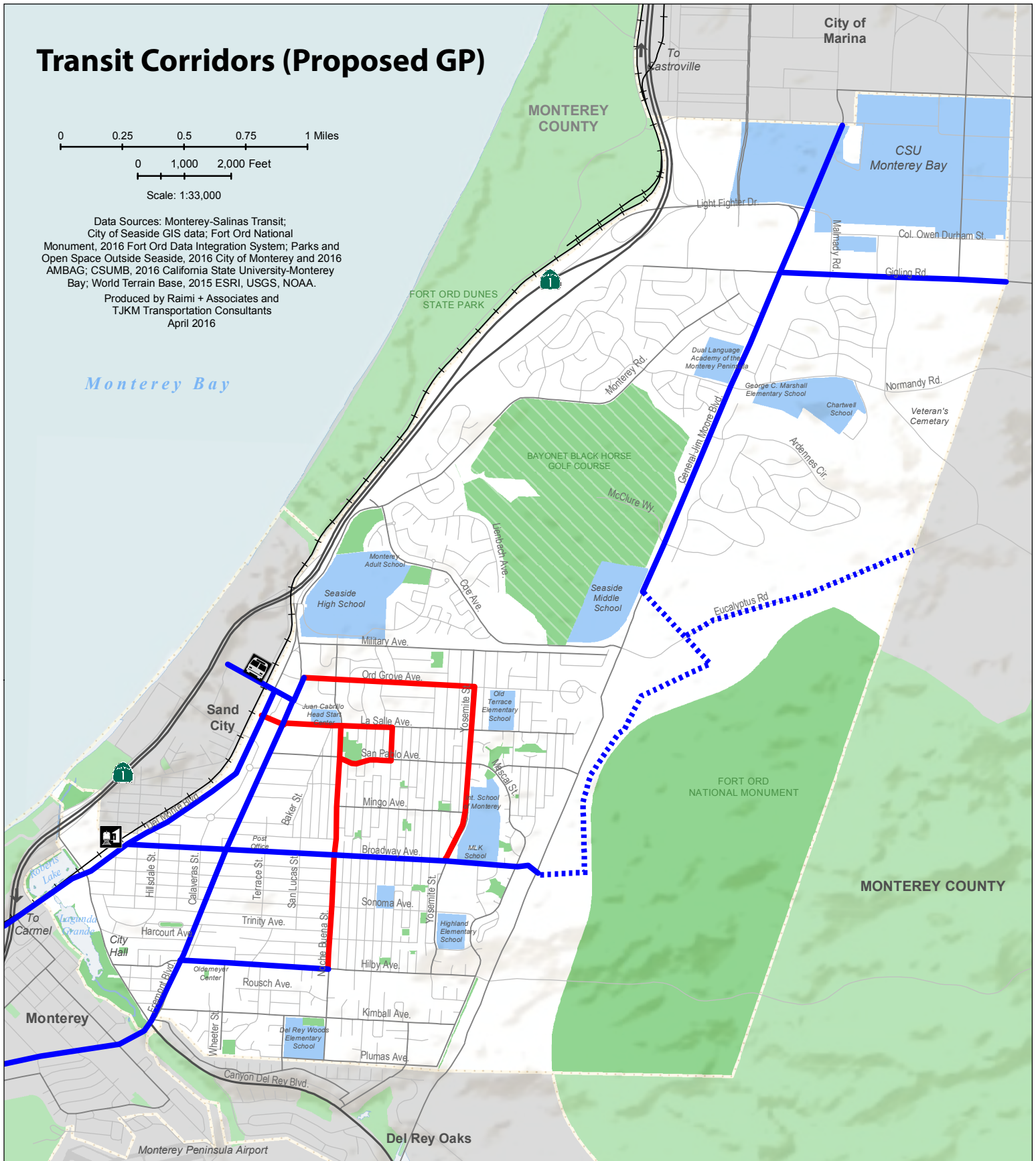
- Political Boundary
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- Bayonet Black Horse Golf Course
- Parks and Open Space Outside Seaside



Transit Corridors (Proposed GP)



Data Sources: Monterey-Salinas Transit;
City of Seaside GIS data; Fort Ord National
Monument, 2016 Fort Ord Data Integration System; Parks and
Open Space Outside Seaside, 2016 City of Monterey and 2016
AMBAG; CSUMB, 2016 California State University-Monterey
Bay; World Terrain Base, 2015 ESRI, USGS, NOAA.
Produced by Raimi + Associates and
TJKM Transportation Consultants
April 2016



Legend

- Highway
- Major Road
- Road
- Rail

Transit Corridors

- Transit Arterials
- Transit Collectors
- Seaside Transit Center
- Sand City Station

- Political Boundary
- Schools
- Parks and Open Space
- Bayonet Black Horse Golf Course
- Parks and Open Space Outside Seaside

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