A G E N D A

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, August 23, 2017
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

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

3. REVIEW OF AGENDA

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

4. 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.

5. APPROVAL OF MINUTES

6. BUSINESS ITEMS

A. CONDUCT A STUDY SESSION ON THE 2015-2023 HOUSING ELEMENT UPDATE

PURPOSE: The purpose of the study session is to provide the Planning Commission and the public with an opportunity to receive information and provide comment on the proposed State mandated Housing Element Update and proposed changes to the City's housing goals and policies and assistance programs. The draft Housing Element is provided as Attachment 1. The draft Housing Element Technical Appendices is provided as Attachment 2.

RECOMMENDATION: City staff recommends that the Planning Commission direct City staff to submit the draft Housing Element to the State of California Housing and Community Development Department (HCD) for the 60-day review, to include any pertinent comments as received from the public and Planning Commission.

B. SEASIDE MUNICIPAL CODE AMENDMENT NO. SMA-17-14: CONSIDER A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT AN ORDINANCE AMENDING THE SEASIDE MUNICIPAL CODE ADDING CHAPTER 19 THAT SETS FORTH THE ESTABLISHMENT OF REGULATIONS GOVERNING COMMERCIAL AND ADULT USE CANNABIS ACTIVITIES, INCLUDING CULTIVATION, DISPENSARIES, MANUFACTURING, TESTING, TRANSPORTATION AND DISTRIBUTION WITHIN THE CITY OF SEASIDE.

PURPOSE: To review the draft ordinance and make reccomendations to the City Council to adopt the required zoning ordinance changes in order to allow the sale, manufacturing, cultivation and testing of cannabis and cannabis related products allowed in Seaside.

RECOMMENDATION:
It is recommended that Planning Commission recommend to City Council to adopt the draft Ordinance which would recind previously adopted ordinances prohibiting cannabis based busineses, add Title 19 to the Municipal Code establishing regluations for both Adult Use and Medical related cannabis activities and amend Chapters 17.14, 17.20 and 17.52 of the Municipal Code to include the following changes:

1. Section 17.14.030 (B) – The CRG, MX and CMX zones shall have Cannabis Dispensary added as land uses with a requirement of a Use Permit.
2. Section 17.14.030 (B) – The CMX Zone shall have Cannabis Research and Development, Cannabis Manufacturing, and Cannabis Related Processing added to the land use table with the requirement of a Minor Use Permit.Section 17.14.030 (B) – All Commercial Zones shall have Cannabis Testing added to the land use table.
3. Section 17.20.030 – The West Broadway Urban Village Specific Plan shall be modified to allow Cannabis Cultivation 10,000 square feet or less on structures that face Olympic Avenue.
4. Section 17.52.150 – This section of the code shall be deleted.

C. SEASIDE MUNICIPAL CODE AMENDMENT APPLICATION NO. SMA-17-02: THE CITY OF SEASIDE, APPLICANT, IS REQUESTING THE APPROVAL OF A TEXT AMENDMENT TO CHAPTER 17.40 OF THE SEASIDE MUNICIPAL CODE THAT SETS FORTH STANDARDS FOR ELECTRONIC DISPLAY MESSAGE SIGNS RELATED TO PUBLIC OR PRIVATE MEETING FACILITIES LOCATED WITHIN RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS CITYWIDE, AND ADDRESSING OTHER MATTERS PROPERLY RELATING THERETO THAT ARE IN CONFLICT WITH THE PROPOSED TEXT AMENDMENT. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061(B)(3), THE ORDINANCE IS EXEMPT FROM ENVIRONMENTAL REVIEW.

PURPOSE: In accordance with Section 17.67.010 of the SMC, the purpose of this item is for the Planning Commission to provide the City Council with a recommendation on proposed text amendment to Section 17.40 to allow for the establishment of Electronic Display Message signs for public and private meeting facilities.

RECOMMENDATION: It is recommended that the commission adopt the draft resolution provided as Attachment 1 to the Staff report recommending that the City Council adopt the proposed text amendment subject to the findings and evidence contained therein.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
September 13, 2017
Seaside City Hall
7:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, 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://cvp.telvue.com/player?id=T01629&video=52314&noplaylistskin=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.: 6.A.

TO: Planning Commission

FROM: Craig Malin, City Manager

BY: Rick Medina, Senior Planner

DATE: August 23, 2017

SUBJECT: **CONDUCT A STUDY SESSION ON THE 2015-2023 HOUSING ELEMENT UPDATE**

PURPOSE

The purpose of the study session is to provide the Planning Commission and the public with an opportunity to receive information and provide comment on the proposed State mandated Housing Element Update and proposed changes to the City's housing goals and policies and assistance programs. The draft Housing Element is provided as Attachment 1. The draft Housing Element Technical Appendices is provided as Attachment 2.

RECOMMENDATION

City staff recommends that the Planning Commission direct City staff to submit the draft Housing Element to the State of California Housing and Community Development Department (HCD) for the 60-day review, to include any pertinent comments as received from the public and Planning Commission.

BACKGROUND

The Housing Element is a mandated element of the City's General Plan. Pursuant to State law, the Housing Element must be updated pursuant to California Government Code Section 65588 for the 2015-2023 planning period. The updated Housing Element must be adopted by the City Council and certified by HCD to be in compliance with State Law. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include, but limited to the following:

- A housing needs assessment with population and household characteristics,
- Identification of constraints to providing housing,
- An inventory of available sites for the provision of housing for all economic segments of

the community, and

- A statement of goals, policies and programs for meeting the City's housing needs.

The update is taking place in conjunction with the comprehensive General Plan Updated (2040 Seaside General Plan). Before the Housing Element can be included as part of the comprehensive General Plan Update that would be adopted by the City Council, a 60-day review of the document is required to be made by HCD. Prior to submitting the document to HCD, the City's designated land use body must conduct at least one public hearing on the draft Housing Element to ensure that the public has had the opportunity to comment on the draft Housing Element.

Community Workshops

Veronica Tam of Veronica Tam and Associates, Inc. served as the City's consultant during the Housing Element 2009-2015 updated process and has been selected through the lead General Plan Consultant, Raimi and Associates, to serve as the consultant on the 2015-2023 Housing Element Update.

The Housing Element Update must include a public participation effort to solicit input from the community, with special emphasis on persons with special needs and low and moderate income households. The following public workshops/General Plan Taskforce meetings and public notice of the August 23, 2017 Public Hearing has been conducted on the Draft Housing Element Update:

- December 5, 2016 General Plan Workshop
- February 27, 2017 General Plan Workshop
- May 23, 2017 General Plan Task Force

Outreach notification for this meeting was completed via mailings to several community and regional interest groups and via the City's 2040 General Plan web site. Those included in the mailings were local municipal agencies, regional planning agencies, service providers (including non-profit agencies), environmental agencies, local groups who have requested notification of the General Plan Update.

Staff Analysis

To provide adequate, suitable sites for new residential development, the City will offer appropriate incentives through its mixed use zoning regulations. Incentives include:

- Reduced parking standards.
- Increased densities.
- Increased height limits.
- Increased lot coverage.
- Reduced setbacks.
- Live Work housing options.

- Establishment of affordable housing and emergency shelters as being permitted by right.

Conclusion

The Planning Commission meeting is to review the proposed 2015-2023 Housing Element and to receive public input. City staff will address significant comments and make necessary revisions to the draft Housing Element. Once HCD has completed its 60-day review period, the draft Housing Element will be incorporated into to the comprehensive Seaside 2040 General Plan for final adoption by the City Council. It is anticipated that the comprehensive General Plan Update will be considered in the spring/summer of 2018.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Draft Housing Element
2. Attachment 2 - Draft Housing Element Technical Appendices

Reviewed for Submission to the
City Council by:

Craig Malin, City Manager

5. Housing Element

The State of California has identified "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order." The Housing element serves as a strategy to address both the community's short-term and long-term housing needs across the economic and social spectrum including the needs of extremely low-income households, and targeted groups.

This Housing Element details the policies and housing program to address a growing and changing demand for housing. It includes a detailed technical analysis of housing needs, resources, and constraints and a review of the current Housing Element goals, policies, and programs, which were used to develop new policies and implementation programs. The technical analysis chapter is provided as a technical appendix to the General Plan.

Statutory Requirements

This Housing Element has been prepared to meet State General Plan law and the Base Reuse Plan.

General Plan

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). It is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the city and determine ways to best meet these needs, while balancing community objectives and resources.

Specific requirements of the Housing Element are codified in Government Code §65580 through §65589.8. The Housing Element must include an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element must identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and make adequate provision for the existing and projected needs of all economic segments of the community.

Unlike other General Plan elements, however, the Housing Element must be updated periodically according to the statutory schedule. This Housing Element for the City of Seaside represents the fifth cycle update and covers the planning period of December 15, 2015 through December 15, 2023.

Fort Ord Base Reuse Plan

The Housing Element is also consistent with the Fort Ord Reuse Authority's (FORA's) Base Reuse Plan (BRP). The General Plan addresses and incorporates objectives and policies from

the Seaside Land Use Element of the BRP, containing specific residential land use policies and program actions.

Setting the Scene

Incorporated in 1954, Seaside is one of seven cities on the Monterey Peninsula. Nearby cities include Marina, Del Rey Oaks, Monterey, and Carmel-by-the-Sea. Over-looking Monterey Bay, the City was developed as a primarily single family community in the 1950s and 1960s. Seaside's proximity to the former Fort Ord, climate, and range of housing options have made the community a desirable place to live. Many people who were attracted to the area for employment and other opportunities related to the military base chose to remain in the City even after the closure of Fort Ord. Additional growth and rising housing prices throughout the Peninsula, as well as the opening and expansion of the California State University at Monterey Bay, have placed additional demands on the City's housing stock.

The Fort Ord military base was expanded between 1968 and 1978 during the height of the Vietnam War, and, subsequently, the mobilization of the Seventh Infantry Division. This expansion created a great demand for housing, particularly for the non-commissioned officers and enlisted personnel who were unable to secure housing on base. Seaside and Marina, as the adjoining cities, developed during that time to meet this housing demand. As a result, Seaside produced a significant amount of low-cost housing for military personnel. This housing demand was eased somewhat when the Army built more on-base housing in the late 1980s. However, workers in the hospitality and other service industries replaced the military personnel in Seaside, where the majority of affordable housing on the Monterey Peninsula could be found. Even with the base closure of Fort Ord, Seaside continues to provide the bulk of affordable housing on the Monterey Peninsula. The closure of Fort Ord and continuing expansion of California State University Monterey Bay (CSUMB), and decrease in available land have brought new opportunities and challenges for Seaside.

Key Issues and Opportunities

- Several **demographic shifts in the City's population and household compositions** have implications on housing demand. These include an increased number of young adults (18-24) due to increased enrollment at CSUMB; decreased number of adults in the family-forming age (25-44) due to rising housing costs and limited employment opportunities; increased senior population (65+); and increased single households, including seniors living alone. These trends typically lead an increased demand for smaller housing units, alternative housing options, and options for rental housing.
- The City has several **housing problems relating to housing age, cost burden and overcrowding**. At least 75 percent of the housing stock is more than 30 years old, the age when rehabilitation or substantial repairs may be needed. About 75 percent of the housing stock is comprised of single family homes, with 41 percent of the households being owner-households. This implies a significant portion of the City's single family homes are being used as rentals. Prevalence of absentee landlords may present issues with deferred maintenance. While both home prices and rents are increasing, renter-households are disproportionately impacted by housing problems such as cost burden (paying more than 30 percent of income on housing) and overcrowding (with more than one person per room). Approximately 54 percent of the renter-households vs. 43 percent of the owner-households are experiencing a housing cost burden. Overcrowding is also more prevalent among renter-households at 19 percent compared to four percent of overcrowded owner-households.
- The Seaside **housing market does not provide sufficient housing that is affordable to lower income households,** including for those with service/hospitality/restaurant occupation jobs and/or CSUMB students, staff, and recent graduates. The primarily single family housing stock also does not offer a variety of housing types to accommodate the community's increasingly diverse housing needs.
- Between 2000 and 2015, the City's **housing stock contracted by 92 units**. The combined effects of the water shortage, housing market downturn between 2008 and 2012, and a slow recovery have led to a virtual standstill in residential development in recent years. However, the City is beginning to see revived interests in residential development and re-investment.
- The Monterey Peninsula has long faced **water supply challenges** that have hindered new residential development opportunities. Seaside has a remaining water allocation balance, a majority of which is appropriated for proposed economic development projects, which include mixed use projects. The City's development strategy is to focus on mixed-use developments to promote balanced jobs and housing growth.
- This **General Plan update offers an opportunity** to reexamine the City's land use policy and seek strategies for preserving and improving the City's single family neighborhoods, while increasing residential development potential in focus areas. Areas with residential development potential include:
    - Parcels within the **West Broadway Urban Village Specific Plan,** which are designated for a range of residential densities. Up to 60 units per acre is allowed and mixed use projects must have a minimum density of 30 units per acre.

- Mixed use opportunities along **East Broadway Boulevard** and **Fremont Boulevard**.
- The **Long Range Property Management Plan** of the Seaside Successor Agency to the Redevelopment Agency identifies a number of agency-owned properties that may be disposed for development in the future. Six of those properties are identified as potential sites with residential/mixed use development potential.
- **Seaside East future growth area** and **future specific plan area** offer long-range residential growth potential for a variety of single-family detached, townhomes, rowhouses, and multifamily dwelling units.

Housing Plan

The Housing Plan's goals, policies, and implementation programs are built upon the 2007-2014 Housing Element, updated to reflect existing and projected housing needs. The Housing Plan addresses key housing constraints, builds upon housing resources, and emphasizes successful local programs. The Housing Plan is organized into two sections: Goals and Policies, and Housing Programs. Each section is organized by the following topics:

- Maintenance and Preservation of Housing and Neighborhoods
- Housing Production, Diversity, and Opportunities
- Housing Affordability and Protections
- Housing Opportunities for Special Needs Residents
- Public/Private Partnerships and Regional Collaboration
- Community Involvement

Goals and Policies

Maintenance and Preservation of Housing and Neighborhoods

Goal H-1: Well-maintained neighborhoods and housing conditions support an improved quality of life.

Intent: The City of Seaside has an aging housing stock and deferred maintenance affects neighborhoods in the City. This goal seeks to improve the quality of existing housing in the community, encourage safe housing, and promote natural resource conservation and efficiency in the City's existing housing.

Policies:

- **Improvement of existing housing.** Promote the repair, improvement, and rehabilitation of the City's housing stock and properties in order to enhance quality of life in the City and promote community identity and pride.
- **Neighborhood involvement.** Support neighborhood associations, commissions, and other community groups that instill a sense of community, enhance neighborhood identities, and encourage grassroots efforts to address nuisances and eliminate blight.
- **Adequate and decent housing.** Explore options for City policies and programs to reduce overcrowding and promote safe, affordable housing.
- **Residential hazards.** Promote the mitigation of residential hazards and safety issues (such as lead-based paint, molding, etc.)
- **Sustainability.** Promote sustainability through the use of green building techniques and materials for new construction and substantial rehabilitation of residential development.
- **Resource conservation.** Offer incentives to promote the use of energy-efficient and water-conserving features and materials for residential rehabilitation projects.

Housing Production, Diversity, and Opportunities

Goal H-2: Neighborhoods with a range of housing opportunities to meet the existing and projected needs of all socioeconomic segments of the community.

Intent: A diverse housing inventory is needed to meet the changing socio and economic needs of the community. Demographics shifts in the last two decades and expected changes in the future require a range of housing options that can give residents choice of housing options and the ability to age-in-place as their housing needs evolve over time. Anticipated economic growth also demands new housing to be constructed in order to improve the jobs-housing balance. Furthermore, the City has an obligation under State law to accommodate a share of the region's projected housing needs.

Policies:

- **Variety of housing.** Provide a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.

- **Affordability by design.** Encourage the creation of smaller and more affordable residential units that are affordable by design – units that are physically smaller and more efficiently designed.
- **Aging in place.** Support the concept of "aging in place" by offering a range of housing types and sizes that allows people to remain in the community as their housing needs change.
- **Innovative housing options.** Encourage the development of innovative housing options, including micro units and co-housing arrangements, to provide affordable housing options for seniors and single households.
- **De-concentration of affordable units**. Promote a geographic dispersal of units affordable to extremely low, very low, low, and moderate-income households throughout the City.
- **Accessory dwelling units.** Allow the development of accessory dwelling units in existing single family neighborhoods as an affordable alternative.

Goal H-3: Ample new housing affordable available to extremely low, very low, low, and moderate-income households in Seaside.

Intent: While Seaside has more affordable housing inventory compared to other communities in the Monterey Peninsula, rising costs in recent years have compelled many, especially those with lower incomes, to live in inadequate housing. Expanding affordable housing opportunities will benefit many, including young professionals looking to remain or relocate to Seaside, first-time buyers, or seniors looking to downsize, among others.

Policies:

- **Multifamily housing construction.** Encourage the construction of high-quality, well-designed multifamily housing and residential mixed-use projects along Broadway Avenue, Fremont Boulevard, the City's existing multifamily neighborhoods, and the Campus Town and Seaside East Specific Plan Areas.
- **Density bonus.** Implement the State density bonus program to provide incentives for additional affordable housing.
- **Acquisition and rehabilitation.** Partner with non-profit housing developers to acquire and maintain property as affordable housing, actively pursuing local, State, and federal funding programs or mechanisms for affordable housing.
- **Allocation of water and sewer services.** In compliance with State law, prioritize the allocation of water and sewer services for affordable housing.

Goal H-4: A streamlined development process to encourage housing production and reduce the costs of development.

Intent: A lengthy development process can add to the costs of housing development, costs which are ultimately passed through to the consumers. To facilitate housing production, the City will streamline a process to encourage housing production and offer a land use strategy that allocates adequate land resources and establishes appropriate development standards to accommodate future housing.

Policies:

- **Adequate sites for RHNA.** Identify adequate sites with appropriate zoning and development standards to facilitate and encourage housing production commensurate with the projected housing needs of the City, including the City's share of regional housing needs.
- **Parcel consolidation.** Offer incentives and/or regulatory reliefs to encourage lot consolidation of small parcels for development and lot mergers of contiguous substandard lots with common ownership.
- **Development standards and procedures.** Regularly review the City's development standards and procedures to identify potential constraints to the production, maintenance, and development of housing, and to develop appropriate measures to mitigate constraints.

Housing Affordability and Protections

Goal H-5: A City that preserves and enhances housing affordability in the community, with an emphasis on promoting affordable housing for extremely low, low, and moderate income households.

Intent: Rising construction materials and labor costs, and energy costs, along with diminishing public funds for affordable housing, have made it increasingly difficult to create new affordable housing. Therefore it is critical for the City to explore diverse avenues to expand affordable housing opportunities and to preserve and enhance affordability of the existing housing stock.

Policies:

- **Incentives.** Facilitate the development and provision of affordable housing through regulatory incentives, density bonuses, and other financial assistance (as funding permits).
- **Long-term affordability.** Ensure that units produced for extremely low, very low, low and moderate-income households are maintained as long-term affordable units by adopting deed restrictions and other reasonable mechanisms to maintain the affordability for subsequent owners/renters of below market-rate housing.
- **Monitor affordable housing.** Monitor affordable housing programs to ensure continued availability of below market rate housing in Seaside.
- **Short-term rentals.** Monitor short-term rentals that take housing units off the market for significant periods of time to better understand the impacts on the City's residential neighborhoods.

Goal H-6: A City that protects Seaside households from the risks of displacement.

Intent: Rising housing costs, particularly rental rates, have resulted in the displacement of existing residents. While the City has limited influence over the market, the City will work to preserve and expand its rental housing inventory.

Policies:

- **No net loss.** Require no net loss in the number of residential units during reconstruction or renovation in multifamily and mixed-use neighborhoods.
- **First right of refusal.** During housing redevelopment, provide displaced households with the first right to return to replacement units.
- **Condominium conversion.** Monitor the condominium conversion trends and devise appropriate actions to ensure a stable rental housing inventory.

Housing Opportunities for Special Needs Residents

Goal H-7: A diverse housing stock that meets the unique housing needs of special needs groups in Seaside, including seniors, persons with disabilities, homeless, at-risk youth, and veterans, among others.

Intent: Certain households have unique housing needs. This goal seeks to provide a diverse housing inventory that offers a spectrum of options to accommodate the varied and changing needs of its residents, including special needs housing, support services for special needs residents, and incentives for new development.

Policies:

- **Special needs housing.** Encourage the development of housing that is accessible to special needs residents, especially seniors, disabled veterans, homeless, and transitional foster youth through transitional and supportive housing, ensuring reasonable accommodation, and provision of emergency shelters.
- **Incentives for housing for seniors and disabled.** Provide incentives to support senior housing, assisted living facilities, and housing for persons with disabilities (including persons with developmental disabilities) on sites within proximity to supportive services, community facilities, and public transportation.
- **Continuum of care for the homeless.** Support a continuum of housing options for the homeless, ranging from rapid re-housing, emergency shelters, transitional housing, and permanent supportive housing for homeless individuals and families.
- **Supportive services for the homeless.** Provide a range of supportive services for the homeless with an emphasis on homeless prevention.
- **Universal design.** Encourage universal design of housing products and environments, making them usable by a wide range people with different physical and mental abilities.

- **Access to transportation and services.** Integrate special needs housing in close proximity to transit and public services.
- **Equal housing opportunity.** Work to ensure equal housing opportunities for all, including those special groups protected by State and federal fair housing laws.

Public/Private Partnerships and Regional Collaboration

Goal H-8: The City of Seaside is a leader seeking regional solutions to housing issues in the Monterey Bay area.

Intent: Many housing issues, such as affordable housing, jobs-housing balance, and homelessness, are regional issues that require regional solutions. This goal sets a framework for supporting Seaside's continued work and leadership around regional housing issues.

Policies:

- **Collaborative partnerships.** Participate in collaborative partnerships of neighboring jurisdictions, non-profit organizations, affordable and for-profit housing developers, and major employers in the production of a variety of affordable housing opportunities in Seaside.
- **Regional planning.** Participate in regional planning efforts to address regional housing issues, such as the Sustainable Communities Strategy, a jobs-housing balance, and homelessness prevention.
- **Fair Housing.** Participate in regional efforts to address fair housing issues and disparities in access to opportunities through the Regional Assessment of Fair Housing (AFH) process.

Community Involvement

Goal H-9: An open process that facilitates community involvement in the development of housing policies and programs and enhance accountability.

Intent: The City values the opinions and contributions of its residents in trying to address the community's housing issues. This goal seeks to maintain open channels of communication and engage in collaborative planning efforts with the community and developers.

Policies:

- **Accountability in implementation.** Maintain City leadership in helping attain the objectives of the City's Housing Element by following through on the prescribed actions in a timely manner and monitoring progress annually.
- **Collaborative planning.** Encourage and support early public participation in the development and review of City housing policy from all economic and demographic segments of the community, including the encouragement of neighborhood-level planning and working with community groups and other interest groups.
- **Community engagement by developers.** Encourage developers of any major project to have neighborhood meetings with residents early in the process to undertake early

problem solving and facilitate a more informed, efficient, and constructive development review process.

Housing Programs

Maintenance and Preservation of Housing and Neighborhoods

1. **Code Enforcement/Neighborhood Improvement Coordination:** The City has developed a comprehensive code enforcement team of representatives from Planning, Public Works, Building, Police, Fire, and the County Health Departments to ensure safe and decent living environments for all Seaside residents. City Staff responds to complaints regarding substandard housing, property maintenance, overgrown vegetation, trash and debris, improper occupancy, and other nuisance and building code complaints, including compliance with the National Standard for Accessible and Usable Buildings and Facilities. In order to bring together all aspects of housing, inspection, code enforcement and implementation efforts, the City has established a coordinated program among various departments. This program ties code enforcement efforts with fire prevention, neighborhood policing, and related neighborhood improvement activities.

   Timeframe and Objectives:

   - Continue to implement the Neighborhood Improvement Program and focus code enforcement efforts in the target areas with concentrated issues of code violations.
   - Conduct periodic housing conditions surveys in targeted neighborhoods.
   - Pursue funding available at the state and federal levels to assist in code corrections and residential rehabilitation (see also Program 3).

   Financing: General Fund

   Responsible Agencies: Community Development/Building and Code Enforcement Division; Police Department; Fire Department; Monterey County Health department; Neighborhood Associations; and NIPC

2. **Abandoned Residential Property Registration:** In 2011, the City adopted Ordinance No. 996 to establish an abandoned residential property registration program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance, voided building permits, and security of abandoned properties. The program requires mortgage lenders to inspect defaulted properties to confirm occupancy. If a property is found to be vacant, the ordinance requires that the lender exercise the abandonment clause within their mortgage contract, register the property with the City and immediately begin to secure and maintain the property to the "neighborhood standard." In cases of voided building permits, the Building Official shall seek construction schedule from property owner to complete the construction activity. Where a voided building permit has been deemed to constitute a visual blight and attractive nuisance, the Building Official may initiate legal proceedings for the demolition of the structure(s) or improvements to protect the health, safety, and general welfare of the community.

Timeframe and Objectives:

- Continue to implement program and utilize the Code Enforcement team to ensure compliance with the ordinance.

Financing: None required

Responsible Agencies: Community Development, Building, Fire Department, and Code Enforcement

3. **Acquisition/Rehabilitation:** Approximately 77 percent of the City's housing stock was built prior to 1980, making the majority of the housing units older than 35 years. Many require some major upgrades or rehabilitation. In addition, the former Fort Ord includes 735 acres of land occupied by military housing. Such housing offers opportunities for adaptive reuse as part of different housing arrangements.

   While there is a significant need for housing rehabilitation assistance, both in the rental and ownership housing inventories, the City currently lacks sufficient financial and administrative resources to provide assistance to households in need. As of May 2017, the City has a balance of $2.6 million from the Inclusionary Housing In-Lieu fee.

   Timeframe and Objectives:

   - Partner with nonprofits to acquire and rehabilitate deteriorating multifamily housing units, including military housing. Also, deed restrict affordable housing for lower income households and persons with special needs.
   - Pursue funding available at the State and federal levels to assist in rehabilitation of rental and ownership housing.

   Financing: Inclusionary Housing In-Lieu Fee

   Responsible Agencies: Community Development/Planning Division

4. **Resource Conservation:** The City will promote resource conservation in residential construction and rehabilitation.

   Timeframe and Objectives:

   - Review proposed developments for solar access, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
   - Provide information on energy conservation and financial incentives (e.g., tax credit, utility rebates, etc.) on the City's web site.

   Financing: None required

   Responsible Agency: Community Development/Planning Division and Building and Code Enforcement Division

Housing Production, Diversity, and Opportunities

5. **Adequate Sites for RHNA:** The Land Use Element provides for a variety of residential types and densities, ranging from lower intensity single family homes, to moderate density condominiums and townhomes, to higher density apartments and mixed-use developments. The Land Use Element provides adequate sites to meet the City's share of regional housing needs of 393 units for the 2015-2023 planning period.

   Timeframe and Objectives:

   - Monitor and update the City's residential sites inventory annually to ensure that adequate capacity is available to accommodate the City's remaining RHNA of 147 units for this planning period (90 very low income and 57 low income units).
   - Provide the residential sites inventory to interested developers.
   - Pursue development of future growth areas and future specific plan areas through specific or master planning techniques. Ensure that residential development is considered in these areas to accommodate the appropriate mix of future housing needs in the community.

   Financing: General fund

   Responsible Agency: Community Development/Planning Division

6. **Monitoring of Residential Capacity (No Net Loss):** Future residential development in Seaside will occur primarily along mixed-use corridors, with the redevelopment of existing multifamily buildings, and in new growth areas. The City will monitor the development of mixed use sites included in the inventory to ensure an adequate inventory is available to meet the City's RHNA obligations. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will ensure adequate capacity is provided in existing Seaside neighborhoods and the future growth areas and future specific plan areas to accommodate the RHNA.

   Timeframe and Objectives:

   - Develop and implement an evaluation procedure pursuant to Government Code Section 65863.
   - Monitor and report through the HCD annual report process.
   - If additional sites (such as through master planning in the future growth areas or future specific plan areas) are required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be adequate in size to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.

   Financing: General fund

   Responsible Agency: Community Development/Planning Division

7. **Lot Consolidation:** Most of the City's vacant and underutilized sites available for residential or mixed development in the near term are smaller and require lot consolidation/merger to facilitate developments with quality design and on-site amenities.

   Timeframe and Objectives:

   - Encourage lot consolidation by assisting interested developers in identifying sites with consolidation potential.
   - By 2018, as part of the comprehensive update to the Zoning Ordinance to implement the General Plan, develop mechanisms and incentives to encourage lot consolidation. Incentives to be considered may include increased density or Floor Area Ratio, height limit, reduced parking requirements, and/or streamlined processing of lot consolidation applications, etc.
   - Promote lot consolidation incentives to property owners and developers.
   - Require the merger of contiguous substandard lots of record when a property is developed or redeveloped.

   Financing: General fund

   Responsible Agency: Community Development/Planning Division

8. **Accessory Dwelling Units (ADU):** Recognizing the potential of accessory dwelling units as an affordable housing option, the State has recently passed several changes to the Second Unit law (now renamed to Accessory Dwelling Unit law) to ease restrictions on these units. The City intends to be in compliance with State laws concerning ADUs within six months from the adoption of the 2015-2023 Housing Element.

   Timeframe and Objectives:

   - As part of the comprehensive update to the Zoning Ordinance, address the provision of ADUs consistent with State law. The City anticipates development ten accessory units during this planning period.

   Financing: General fund

   Responsible Agency: Community Development/Planning Division

Housing Affordability and Protections

9. **Homebuyer Assistance:** With the dissolution of the redevelopment agency, the City has suspended its First-Time Homebuyer Program. However, the City recognizes the value its residents place on homeownership opportunities. The following homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA) are available to Seaside residents:

   - **Mortgage Credit Certificates:** The MCC Tax Credit is a federal credit that can reduce potential federal income tax liability, creating additional net spendable income, which borrowers may use toward their monthly mortgage payment.
   - **CalHFA Conventional Loan Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term.

- **CalPLUS Conventional Loan Program:** This program is conventional first mortgage with a slightly higher fixed interest rate than our standard conventional program. This loan is fully amortized for a 30-year term and is combined with the CalHFA Zero Interest Program (ZIP) for closing costs.

- **MyHome Assistance Program:** This program offers a deferred-payment junior loan for an amount up to the lesser of: 3.5 percent of the purchase price or appraised value to assist with downpayment and/or closing costs.

Seaside residents can apply for CalHFA programs through local loan officers who have completed training for these programs. CalHFA maintains a hotline and website to help residents identify local loan officers. First-time homebuyers must attend a homebuyer education course either online or in-person through NeighborWorks America or any HUD-approved housing counseling agencies.

Timeframe and Objectives:

- By 2018, establish links to CalHFA programs on City website promoting resources available to first-time homebuyers.

Financing: None required

Responsible Agencies: Community Development/Planning Division

10. **Housing Choice Voucher Program:** The Housing Choice Voucher (HCV) program provides rental subsidies to extremely low and very low income families and elderly households who spend more than 30 percent of their gross income on housing. The Housing Authority of Monterey County (HAMC) administers the Housing Choice Voucher Program for Seaside. As of May 2017, 124 very low income households in Seaside are receiving HCVs and 666 households are on the waiting list.

    Timeframe and Objectives:

    - Support HAMC's efforts to pursue additional funds and petition for higher payment standards.

    - Link to the HAMC program on the City's website.

    Financing: Section 8

    Responsible Agencies: Community Development/Planning Division; HAMC

11. **Preservation of Publicly Assisted Low Income Housing:** One affordable housing project in Seaside – Hannon Apartments – is considered at potential risk of converting to market-rate housing. This 133-unit project was funded with LIHTC and maintains a project-based Section 8 contract for 85 of the units. The LIHTC requires the project to be deed restricted as low income housing for a minimum of 15 years until 2019, with the Section 8 contract due to expire in 2022.

Timeframe and Objectives:

- **Monitor Units at Risk:** The City will keep in regular contact with the owner of Hannon Apartments to determine the status of that building. The City will also ensure that no affordable rental unit is allowed to convert to a condominium without meeting the requirements of the City's adopted condominium conversion ordinance in Chapter 17.42 of the Zoning Ordinance.
- **Provide Tenant Education:** If the owner of Hannon Apartments files a Notice of Intent to opt out of affordability covenants, the City will work with tenants to inform them of their rights under federal and State regulations.
- **Work with Potential Priority Purchasers:** Maintain regular contact with the Housing Authority of Monterey County and other non-profit agencies with the capacity to purchase and maintain at-risk units.

Financing: None required.

Responsible Agencies: Community Development/Planning Division; HAMC

12. **Affordable Housing Development:** To implement the City's new General Plan and West Broadway Urban Village Specific Plan, and to promote a jobs-housing balance in the community, the City will pursue mixed use and residential developments in strategic areas.

    Timeframe and Objectives:

    - By 2018 as part of the comprehensive update to the Zoning Ordinance, establish appropriate development standards and incentives to facilitate mixed use developments and residential development in mixed use neighborhoods.
    - Contact affordable housing developers to promote new opportunities and incentives for affordable housing development in the City.
    - Facilitate the development of 50 affordable housing units for lower income households, including extremely low income.
    - Consider an ordinance to regulate short-term rentals.

    Financing: Inclusionary Housing In-lieu Fee

    Responsible Agencies: Community Development/Planning Division

13. **Inclusionary Housing Program**: Inclusionary housing is an important tool in the City to facilitate the development of affordable housing for very low, low, and moderate income households. To ensure that the City flexibly responds to the market conditions, the City reviews development applications on a case-by-case basis to assess the obligations under the City's Inclusionary Housing Program and determines the necessary incentives and/or concessions required to enhance project feasibility and design. If appropriate, payment of an in-lieu fee is offered as an option of fulfilling the inclusionary housing requirement.

Timeframe and Objectives:

- Continue to implement the Inclusionary Housing program.
- Annually monitor development trends and market conditions to assess the effectiveness of the Inclusionary Housing program.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

Remove Potential Constraints

14. **Affordable Attached Single Family Unit:** Currently the City permits attached single family homes in all residential zones, but affordable single family homes are only permitted in the RS and RM zones. Given the typically small lots in the City, attached units on small lots offer additional opportunities for affordable housing.

    Timeframe and Objectives:

    - By 2018, as part of the comprehensive update to the Zoning Ordinance, provide consistent treatment for market-rate and affordable attached single family homes.

    Financing: General fund

    Responsible Agencies: Community Development/Planning Division

15. **Adequate Water Supply for the Development of New Housing:** There is currently an inadequate supply of water on the Monterey Peninsula for new development to occur. The City is working with other jurisdictions and agencies to maintain and augment the existing water supply. The project specifically includes aquifer storage and recovery components.

    Timeframe and Objectives:

    - Support efforts by the MPWMD to expand the water supply with new water sources being earmarked for development.
    - Continue to work to have the MPWMD and MCWD reverse its policy decision of prohibiting the transfer of water credits from one property to another.
    - Continue to work with MPWMP and MCD to develop water conservation methods (e.g., low flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects.

    Financing: None required.

    Responsible Agencies: Community Development/Planning Division; MPWMD and MCWD.

Housing Opportunities for Special Needs Residents

16. **Housing for Extremely Low Income and Special Needs Households:** The Zoning Ordinance is the primary implementation tool for the Land Use Element and can be used to encourage the development of housing for extremely low income and special needs households.

Timeframe and Objectives: By 2018, as part of the comprehensive update to the Zoning Ordinance, address the following housing-related code amendments:

- **Emergency Shelters:** Define emergency shelters consistent with State law. Permit emergency shelters by right in the Mixed Use Low, Mixed Use High, and Residential High, and/or Employment areas via a non-discretionary administrative procedure. Establish development and performance standards for emergency shelters that will be equivalent to similar uses in the same zone.

- **Transitional and Supportive Housing:** Transitional housing is defined in Government Code Section 65582(h) as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

  Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, other chronic health conditions, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (California Government Code Sections 65582(f) and (g)).

  The City will amend the Zoning Ordinance to define transitional and supportive housing pursuant to California Government Code and to permit such housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

- **Reasonable Accommodations:** The City of Seaside currently processes requests for reasonable accommodation for disabled persons via a variance. This procedure of requiring a variance is considered potentially constraining to housing for persons with disabilities as the public hearing process adds time and costs to disabled applicants. The City will amend the reasonable accommodation procedure to provide flexibility in the planning application and development regulations for disabled residents via an administrative procedure. The procedure will specify eligibility, standards and regulations covered by the reasonable accommodation procedure, and extent of relaxation provided.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

17. **Fair Housing Services:** The City will continue to disseminate information to the public in English and Spanish regarding fair housing services, rights, illegal practices, and agencies that are available to assist in resolving housing discrimination issues. The City plans to

enter into a Memorandum of Understanding (MOU) with other CDBG entitlement jurisdictions in the County to conduct a regional assessment of Fair Housing.

Timeframe and Objectives:

- Coordinate with the HAMC to provide brochures and other pertinent fair housing materials in English and Spanish at City Hall, the library, the Post Office, Oldemeyer Center, and at the public counter.
- By 2019, conduct an Assessment of Fair Housing to identified impediments and opportunities for promoting fair housing.

Financing: CDBG

Responsible Agencies: Community Development; and HAMC

Quantified Objectives

The following table summarizes the City's quantified housing objectives for the 2015-2023 planning period.

Table 1: Quantified Objectives for 2015-2023

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed	10	20	20	100	200	400
Units to be Rehabilitated	2	4	4	0	0	10
Units to be Conserved	66	67	--	--	--	133

CITY OF SEASIDE

2015-2023 HOUSING ELEMENT
TECHNICAL APPENDIX

Table of Contents

Organization 1
Section 1: Introduction 2
Key Issues and Opportunities 2
Section 2: Housing Needs 4
Population Trends and Characteristics 4
Employment Market 7
Household Type and Characteristics 9
Housing Stock Characteristics 13
Housing Market 19
Housing Issues 24
Special Needs Groups 26
Publicly Assisted Rental Housing 38
Estimates of Existing Housing Need 41
Section 3: Housing Constraints 43
Nongovernmental Constraints 43
Governmental Constraints 45
Environmental/Infrastructure Constraints 78
Section 4: Housing Resources 82
Future Housing Needs 82
Inventory of Sites 84
Financial Resources 100
Partnership Resources 100
Section 5. Evaluation of Adopted Housing Element 102
Accomplishments of Adopted Housing Element 102
Section 6: Community Engagement 113
Stakeholder Interviews 113
Community Open Houses 114
General Plan Task Force 124
Community Workshops 124
Planning Commission Meetings 124

List of Tables

Table App-1: Population Growth 5
Table App-2: Age Characteristics 6
Table App-3: Race and Ethnicity 7
Table App-4: Occupations 8
Table App-5: Average Yearly Salary by Occupation, Salinas MSA 9
Table App-6: Median Household Income 10
Table App-7: Distribution by Income Group (2009-2013) 11
Table App-8: Changes in Household Type 12
Table App-9: Housing Stock Growth 13
Table App-10: Unit Size by Tenure (2010-2014) – City of Seaside 14
Table App-11: Housing Age 15
Table App-12: Units Lacking Plumbing or Complete Kitchen Facilities (2014) 15
Table App-13: Summary of Neighborhood Conditions 16

Table App-14: Tenure and Vacancy Rates 17
Table App-15: Median Home Price – November 2014 to November 2016 19
Table App-16: Home Listing Prices in Seaside 20
Table App-17: Rental Rates 21
Table App-18: Housing Affordability by Income Level 23
Table App-19: Overcrowded Housing 25
Table App-20: Housing Overpayment 26
Table App-21: Special Needs Groups 27
Table App-22: Licensed Community Care Facilities 28
Table App-23: Disabilities 29
Table App-24: Large Households by Tenure (2010) – City of Seaside 31
Table App-25: Households by Type 32
Table App-26: Homeless Population, Monterey County 33
Table App-27: Homeless Service Providers in Seaside 35
Table App-28: Inventory of Assisted Rental Housing 38
Table App-29: Estimated Market Value of At-Risk Project 40
Table App-30: Rent Subsidies Required 40
Table App-31: Estimating Housing Needs 42
Table App-32: Disposition of Home Loans - 2015 45
Table App-33: Land Use Designations and Zoning Implementation 47
Table App-34: Proposed Affordable Housing Scenario, 2016 51
Table App-35: Residential Development Standards 52
Table App-36: Parking Standards 55
Table App-37: Residential Uses Permitted in Major Zones 58
Table App-38: Approval Required 67
Table App-39: Permit Process 68
Table App-40: Comparison of Planning Fees 73
Table App-41: Development Fees Collected by Other Agencies 76
Table App-42: Regional Housing Needs Share for Seaside 82
Table App-43: Credits Towards RHNA - Housing Production 84
Table App-44: Vacant and Underutilized Site Capacity 86
Table App-45: Vacant Sites Inventory 88
Table App-46: Underutilized Sites Inventory 91
Table App-47: Development Potential in West Broadway Urban Village Plan 98
Table App-48: RHNA Requirements and Adequate Sites 99
Table App-49: Summary of Program Accomplishments 103

List of Figures

Figure App-1: Renter-Occupied Housing 18
Figure App-2: Earnings by Occupation and Housing Costs 24
Figure App-3: Overcrowded Housing by Tenure 25
Figure App-4: Housing Cost Burden by Income Level and Tenure 26
Figure App-5: West Broadway Urban Village SP – Land Use Designations 48
Figure App-6: Permitting Process for Single-Family Detached Housing 66
Figure App-7: Permitting Process for Single-Family Attached Housing 66
Figure App-8: Permitting Process for Multifamily Housing 67
Figure App-9: Vacant and Underutilized Sites 87

Organization

This Housing Element provides detailed background information that was used to develop the policies and programs for the 2015-2023 planning period. This Housing Element technical appendix consists of the following sections:

- *Introduction* (Section 1): Provides an overview of the Housing Element requirements and summarizes key issues to be addressed in the Element.
- *Housing Needs* (Section 2): Describes the City's population characteristics, housing characteristics, and existing housing needs;
- *Housing Constraints* (Section 3): Assesses potential market, governmental, and environmental constraints to the development, maintenance, and improvement of housing;
- *Housing Resources* (Section 4): Evaluates land, financial, and administrative resources to address housing needs in the community;
- *Evaluation of Adopted Housing Element* (Section 5), which reviews and analyzes progress made in achieving housing goals in the last Housing Element.
- *Community Engagement* (Section 6)

Additionally, the Housing Plan sets forth goals, policies, implementing actions, and objectives for the planning period. The Housing Plan is included as Chapter 5 of the Seaside General Plan.

Section 1: Introduction

Incorporated in 1954, Seaside is one of seven cities on the Monterey Peninsula. Near-by cities include Marina, Del Rey Oaks, Monterey, and Carmel-by-the-Sea. Over-looking Monterey Bay, the City was developed as a primarily single-family community in the 1950s and 1960s. Seaside's proximity to the former Fort Ord, climate, and range of housing options has made the community a very desirable place to live. Many people who were attracted to the area for employment and other opportunities related to the former Fort Ord military base chose to remain in the City even after the closure of Fort Ord in 1994. Additional growth and rising housing prices throughout the Peninsula, as well as the opening and expansion of the California State University at Monterey Bay, have placed additional demands on the City's housing stock.

The Fort Ord military base was expanded between 1968 and 1978 during the height of the Vietnam War, and, subsequently, the mobilization of the Seventh Infantry Division. This expansion created a great demand for housing, particularly for the non-commissioned officers and enlisted personnel who were unable to secure housing on base. Seaside and Marina, as the adjoining cities, faced an increased rate of development during that time to meet this housing demand of an expanding military base. As a result, Seaside produced a significant amount of low-cost housing for the military personnel. This housing demand was eased somewhat when the Army built more housing on base in the late 1980s. However, the workers in the hospitality and other service industries have replaced the military personnel in Seaside where the majority of the affordable housing on the Monterey Peninsula could be found. Even with the base closure at Fort Ord, Seaside continues to provide the bulk of the most affordable housing on the Monterey Peninsula. The closure of Fort Ord and the continuing growth of California State University Monterey Bay (CSUMB), as well as the decrease in available land, have brought new opportunities and challenges for Seaside.

Key Issues and Opportunities

- **Demographic shifts.** Several shifts in the City's population and household compositions have implications on housing demand (see Section 2, Housing Needs, of this Housing Technical Appendix). Specifically:
    - Increased young adults (18-24) due to increased enrollment at the CSUMB;
    - Decreased adults in the family-forming age (25-44) due to the rising housing costs and limited employment opportunities;
    - Increased senior population (65+); and
    - Increased single households, including seniors living alone.

  These trends typically lead to the demand for smaller housing units, alternative housing options, and options for rental housing.

- **Housing problems relating to housing age, cost burden and overcrowding.**
    - At least 75 percent of the housing stock is more than 30 years old, the age when rehabilitation or substantial repairs may be needed.

- About 75 percent of the housing stock is comprised of single-family homes, with 41 percent of the households being owner-households. This implies a significant portion of the City's single-family homes are being used as rentals. Prevalence of absentee landlords may present issues with deferred maintenance.
- While both home prices and rents are increasing, renter-households are disproportionately impacted by housing problems such as cost burden (paying more than 30 percent of income on housing) and overcrowding (with more than one person per room). Approximately 54 percent of the renter-households vs. 43 percent of the owner-households are experiencing housing cost burden. Overcrowding is also more prevalent among renter-households at 19 percent compared to four percent of overcrowded owner-households.

- **Mismatch between housing preferences and available housing types**. The Seaside housing market does not provide sufficient housing that is affordable to lower income households such as those with service occupation jobs or CSUMB students, staff, and recent graduates. The primarily single-family housing stock also does not offer a variety of housing types to accommodate the community's increasingly diverse housing needs.

- **Recent residential growth.** Between 2000 and 2015, the City's housing stock actually contracted by 92 units. The combined effects of the water shortage, housing market downturn between 2008 and 2012, and a slow recovery have led to a virtual standstill in residential development in recent years. However, the City is beginning to see revived interests in residential development and an increase in property values.

- **Water supply**. The Monterey Peninsula has long faced water supply challenges that have hindered new residential development opportunities. Seaside has a remaining water allocation balance of 43 acre-feet (in the former FORA), a majority of which is appropriated for proposed economic development projects, which include mixed use projects. The City's development strategy is to focus on mixed-use developments to promote balanced jobs and housing growth within the built-out urban areas of Seaside proper.

- **Future Residential Development.** This General Plan update offers an opportunity to reexamine the City's land use policies and seek strategies for preserving and improving the City's low and medium density single-family neighborhoods on the one hand and increasing the potential of infill residential development in medium to high density focus areas. Areas with residential development potential include:
  - Parcels within the **West Broadway Urban Village Specific Plan** are designated for a range of residential densities. Up to 60 units per acre is allowed and mixed use project must have a minimum density of 30 units per acre.
  - Mixed use opportunities along **East Broadway Boulevard corridor** and **Fremont Boulevard corridor**.
  - The **Long Range Property Management Plan** of the Seaside Successor Agency identifies a number of agency-owned properties that may be disposed for development in the future (discussed further later). Six of those properties are identified as potential sites with residential/mixed use development potential. One has already been acquired by a developer to construct an 80-unit apartment project.
  - **Seaside East future growth area** and **future specific plan area** offer long-range residential growth potential for single-family, multifamily, and mixed use housing.

Section 2: Housing Needs

This section analyzes population and housing characteristics to identify the City's specific housing needs. Programs to address these needs are contained in the Housing Element.

Population Trends and Characteristics

Population characteristics affect the type and extent of housing need. Population growth, age profile, race/ethnicity, employment, household income, and other factors influence the type of housing needed and ability to afford housing.

1. Population and Age Characteristics

Seaside's population trends and age characteristics are closely tied to the City's links with two major institutions – the former Fort Ord and the California State University at Monterey Bay (CSUMB). Overlooking Monterey Bay, the City was developed as a primarily single-family community in the 1950s and 1960s. Since incorporation of the City in 1954, Seaside's proximity to the former Fort Ord, climate, and range of housing options have attracted a variety of residents to the community. For example, population growth and age characteristics during the 1960s and 1970s were closely tied to expansion and mobilization of Seventh Infantry training at Fort Ord. Although the closure of the base in 1993 led to a reduction in overall population in the community, many people who were attracted to the area for employment and other opportunities related to the military base chose to remain in the City even after the base closure. Later, regional growth and rising housing prices throughout the Peninsula, as well as the opening and expansion of CSUMB, have attracted additional residents to Seaside due to its more affordable housing market. Evaluating these historic and recent population and age trends in Seaside provides a basis for understanding and addressing future housing needs.

The closure of the Fort Ord Military Base contributed to Seaside's population decline in the 1990s. One way to analyze the impact of the base closure on population trends is to look at the change in the population living in group quarters and the age of residents. The population living in group quarters dropped from 5,913 in 1990 to 103 by 2000, mirroring a 60-percent decline in the 18 to 24 age group in Seaside. This trend has been somewhat moderated by the influx of students to CSUMB since 1995. By 2010, the population in group quarters had climbed back up to 1,127 persons, and adults in the 18 to 24 age group have increased by 26 percent since 2000. The 2010-2014 American Community Survey (ACS) estimates a group quarters population of 1,324 persons in Seaside.

Seaside continues to be the most populated city (34,071 residents) on the Monterey Peninsula with a 7.5-percent increase in population from 2000 to 2016. Table App-1 summarizes population growth from 2000 to 2016 for cities on the Peninsula and the County. While the

County's overall population increased almost nine percent during last 16 years, the population of a few Peninsula cities actually declined during this period, with small gains beginning to show since 2010.

Table App-1: Population Growth

Jurisdiction	2000 Census	2010 Census	2016 DOF	Percent Change	
				2000-2010	2010-2016
Carmel	4,081	3,722	3,833	-8.8%	3.0%
Del Rey Oaks	1,650	1,624	1,666	-1.6%	2.6%
Monterey	29,674	27,810	28,610	-6.3%	2.9%
Pacific Grove	15,522	15,041	15,352	-3.1%	2.1%
Sand City	261	334	381	28.0%	14.1%
Seaside	**31,696**	**33,025**	**34,071**	**4.2%**	**3.2%**
Total Peninsula Cities	82,884	81,556	83,913	-1.6%	2.9%
County of Monterey	401,762	415,057	437,178	3.3%	5.3%

Sources: Bureau of the Census, 1990, and 2010; State Department of Finance, 2016 Population Estimates.

The base closure also impacted the age characteristics of the population in Seaside. During the 1990s, adults aged 25 to 34 and 35 to 44 decreased in number by 27 percent and five percent, respectively. These age groups have continued to decrease, by ten and two percent, respectively, between 2000 and 2010, but are beginning to increase again in recent years, according to the 2010-2014 ACS. These changes affect the housing market because typically, younger adults (age 25 to 34) are at a stage just entering the job market and are looking for affordable apartments or smaller homes, while adults aged 35 to 44 are more settled and may seek improved housing opportunities for their families.

Middle-aged adults between 45 and 64 are typically at the peak of their careers, earning higher wages and seeking to purchase higher end, larger single-family homes. Between 2000 and 2010, the proportion of middle-aged adults continued to increase (by 33 percent) in the City. Specifically, adults between the ages of 45 to 54 increased by 21 percent, and adults aged 55 to 64 increased by 55 percent, the highest increase recorded of all age groups in the City between 2000 and 2010 (Table App-2).

Seniors aged 65 and older generally need assistance with daily needs, transportation, health care, as well as accessible housing. As of the 2010 Census, seniors comprised approximately nine percent of Seaside's population. Reduced incomes and increasing health care costs also make affordability a key issue for senior housing. Seaside's senior population grew both numerically and proportionally between 1990 and 2010. The 75-and-older age group, in particular, grew by 60 percent from 653 persons in 1990 to 1,042 in 2000, and then to 1,432 persons in 2010 (an additional 37 percent increase).

In general, the City's population continues to age, with median age rising by close to two years over the last 14 years. The 2010-2014 ACS estimates an age profile for the City that reflects the continual maturing of the population and slowed growth in the number of children under the age of 18 and reduced number in young adults between 18 and 24, resulting in a rising median age since 2000.

Table App-2: Age Characteristics								
Age Group	2000 Census		2010 Census		2014 ACS		Percent Change	
	Number of Persons	Percent of Total	Number of Persons	Percent of Total	Number of Persons	Percent of Total	2000-2010	2010-2014
< 18	9,575	30.2%	8,923	27.0%	9,043	26.8%	-6.8%	1.3%
18 - 24	3,508	11.1%	4,428	13.4%	4,127	12.2%	26.2%	-6.8%
25 – 34	6,141	19.4%	5,501	16.7%	5,553	16.5%	-10.4%	0.9%
35 - 44	4,776	15.1%	4,653	14.1%	5,414	16.1%	-2.6%	16.4%
45- 54	3,198	10.1%	3,858	11.7%	3,809	11.3%	20.6%	-1.3%
55 – 64	1,814	5.7%	2,817	8.5%	2,824	8.4%	55.3%	0.2%
65 - 74	1,642	5.2%	1,413	4.3%	1,609	4.8%	-13.9%	13.9%
75+	1,042	3.3%	1,432	4.3%	1,351	4.4%	37.4%	-5.7%
Total	31,696	100%	33,025	100%	33,729	100%	4.2%	2.1%
Median Age	29.5		30.6		31.6		3.7%	2.1%

Sources: Bureau of the Census, 1990, and 2010; and American Community Survey, 2010-2014 Estimates.

2. Race and Ethnicity

Demographic changes and the Fort Ord base closure have impacted the City's racial-ethnic distribution. Racial-ethnic changes may have important implications for housing needs because different groups may have different household characteristics and income levels that affect expectations for housing. Thus, understanding changes in the racial-ethnic composition of Seaside residents provides a basis for addressing housing needs. For example, research has shown that Hispanic/Latino households often have lower incomes than other racial-ethnic groups and tend to have greater household expenses due to a larger average family size. Thus, Hispanics may have more difficulty finding adequately sized and affordable housing and may be at greater risk of overpayment and/or overcrowding than other racial-ethnic groups.

The 2000 Census was the first year that respondents could label themselves as two or more races. It is not clear to what extent this has had an effect on the change within traditional racial/ethnic categories. Nevertheless, all Seaside racial-ethnic groups recorded in 1990 declined numerically by 2000, with the exception of Hispanics. The Hispanic or Latino population increased 61 percent from 6,787 persons to 10,929 persons during the 1990s.

By 2000, Hispanics comprised 35 percent of Seaside's population while Whites made up 36 percent of the population. A nearly identical increase in the Hispanic population also occurred throughout Monterey County (61 percent), suggesting a regional demographic shift. By 2010, Hispanics made up 43 percent of the population in Seaside, surpassing the White population (33 percent) as the predominant racial-ethnic group. Between 2000 and 2010, the City's Black population experienced the largest proportional decline (32 percent) while the Asian population declined by 12 percent.

Census data regarding race by employment status from the 2000 Census sheds some light on the extent the Fort Ord base closure has affected the racial composition in Seaside. In 1990, of 8,655 persons were employed in the Armed Services in Seaside - 5,436 (63 percent) White, 2,235 (26 percent) Black, 400 Asians, and 152 individuals of "Other" races. Assuming the

proportion of residents employed in the Armed Forces by race/ethnicity was relatively unchanged, it can be inferred from Table App-3 that the decline among White, Black, Asian, and residents of Other races in Seaside is largely attributable to the Fort Ord Base Closure, as those employed in the Armed Services dropped by approximately 7,000 people to 1,446 persons in 2000. As those employed in the military left Seaside, so did their families, which further reduced the overall numbers of some populations in Seaside.

The City's population continues to diversify. According to the 2010-2014 ACS, the Asian, Black, and "other" race groups increased in number and proportion in the City, while the White population continues to contract, although at a much slower rate than the previous decades.

Table App-3: Race and Ethnicity

Race/ Ethnicity	2000 Census		2010 Census		2014 ACS		% Change	
	Persons	Percent	Persons	Percent	Persons	Percent	2000-2010	2010-2014
White	11,526	36.4%	10,725	32.5%	10,532	31.2%	-7.0%	-1.8%
Hispanic	10,929	34.5%	14,347	43.4%	14,509	43.0%	+31.3%	1.1%
Asian	3,521	11.1%	3,100	9.4%	3,385	10.0%	-12.0%	9.2%
Black	3,836	12.1%	2,603	7.9%	2,730	8.1%	-32.1%	4.9%
All Other	296	0.9%	665	2.0%	710	2.1%	+124.7%	6.8%
Two or more races*	1,588	5.0%	1,585	4.8%	1,650	4.9%	-0.2%	4.1%
Total	31,696	100%	33,025	100%	33,729	100%	+4.2%	2.1%

Note: The 2000 and 2010 Census (unlike other years) allowed respondents to identify themselves under more than one racial group.

Source: Bureau of the Census, 2000 and 2010; and American Community Survey, 2010-2014 Estimates.

Employment Market

The closure of the Fort Ord military base undoubtedly contributed to a decline in the overall employment level in Seaside from 1990 to 2010. In 1990, 22,617 people were in the labor force with an unemployment rate of about four percent. By 2000, the labor force had declined to 14,970 persons with an unemployment rate of about five percent. Seaside continued to see a decline in its labor force during the 2000s. According to the 2010-2014 American Community Survey (ACS), Seaside's labor force was comprised of 14,561 persons with an unemployment rate of about 10 percent.

The Census reported that the number of people employed in the Armed Forces in Seaside declined by 7,209 persons from 1990 to 2000, roughly equivalent to the overall decline in the City's labor force during that time period. According to the ACS, between 2010 and 2014, the number of Seaside residents in the Armed Forces had declined to just 1,180 persons. In August 2016, the State Employment Development Department estimated Seaside's unemployment rate at approximately six percent—an improvement from the unemployment rate estimated by the 2010-2014 ACS.

Table App-4 summarizes the occupations held by Seaside residents between 2010 and 2014. Approximately 41 percent of residents were employed in service occupations, while another 24 percent held management, professional, sales and office occupations. The proportion of

residents holding service occupations in Seaside was double the proportion for Monterey County as a whole. However, the County did have a significantly larger portion of residents employed in Farming/Fishing/Forestry occupations.

Table App-4: Occupations

Occupation	Percent of City Employed Civilian Population	Percent of County Employed Civilian Population
Management/Professional	24.4%	27.7%
Service	40.7%	20.4%
Sales/Office	21.6%	21.7%
Farming/Fishing/Forestry	0.8%	12.0%
Construction/Extraction/Maintenance	5.9%	7.2%
Production/Transportation	6.6%	11.0%
Total	100.0%	100.0%

Source: American Community Survey, 2010-2014.

Table App-5 lists the average salary by occupation as reported by the California State Employment Development Department for the Salinas Metropolitan Statistical Area (MSA). According to these figures, a construction worker in a four person household and with no other source of income is considered a low income. Additionally, a family of four employed in service occupations (e.g., cashiers, retail sales, building and ground maintenance) with only one source of income is considered to be a very low income family (Table App-7).

Table App-5: Average Yearly Salary by Occupation, Salinas MSA	
Occupations	**Average Salary**
Management	$107,626
Healthcare Practitioners and Technical	$97,138
Computer and Mathematical Operations	$93,759
Legal	$92,704
Architecture and Engineering	$87,054
Life, Physical and Social Science	$85,491
Business and Financial Operations	$81,725
Firefighters	$67,751
Education, Training, and Library	$65,029
Protective Service	$64,641
Construction and Extraction	$54,214
Installation, Maintenance, and Repair	$53,682
Community and Social Service Occupations	$48,371
Average of All Occupations	**$46,335**
Arts, Design, Entertainment, Sports	$44,435
Office and Administrative Support	$39,634
Transportation and Material Moving	$38,019
Sales	$35,795
Building and Grounds Cleaning and Maintenance	$33,060
Personal Care and Service	$28,899
Food Preparation and Serving	$28,573
Retail Salespersons	$28,557
Cashier	$25,666
Farming, Fishing, and Forestry	$24,210

Source: State Employment Development Department, 2016.

Household Type and Characteristics

In addition to population characteristics, household characteristics affect the type and quantity of housing needed in Seaside. For instance, different families (e.g., according to type, age, and size) require different types of housing to meet their needs, while a household's income and assets determine the type of housing that can be afforded.

1. Household Income

Along with housing costs, household income is the most important variable that affects housing opportunity in a community. It determines a family's ability to balance housing costs with other important living expenses. This section analyzes household income data from the 1990, and 2000 Census, as well as the 2010-2014 ACS.

In 2000, the median income of Seaside households was $41,393 versus $48,165 for Monterey County as a whole. Seaside's median income was the third lowest among the County's ten

cities in 2000. By 2014, the City's median income ($52,538) had slightly risen; however, in inflation-adjusted terms, its median income has actually decreased nearly eight percent since 2000 (Table App-6).

Table App-6: Median Household Income

City	1990 Census		2000 Census		2014 ACS	Percent Increase 1990-2000	Percent Increase 2000-2014
	Unadjusted 1990	Inflation Adjusted to 2014	Unadjusted 2000	Inflation Adjusted to 2014			
King City	$27,386	$49,604	$34,398	$47,289	$40,500	-4.7%	-14.4%
Greenfield	$29,712	$53,817	$37,602	$51,694	$52,374	-3.9%	1.3%
Seaside	**$28,655**	**$51,902**	**$41,393**	**$56,906**	**$52,538**	**9.6%**	**-7.7%**
Gonzales	$25,458	$46,112	$42,602	$58,568	$51,178	27.0%	-12.6%
Soledad	$27,078	$49,046	$43,000	$59,115	$46,010	20.5%	-22.2%
Marina	$29,043	$52,605	$43,720	$60,105	$53,828	14.3%	-10.4%
Salinas	$31,271	$56,641	$43,720	$60,105	$49,728	6.1%	-17.3%
Monterey	$34,727	$62,901	$49,109	$67,514	$64,772	7.3%	-4.1%
Pacific Grove	$33,385	$60,470	$50,254	$69,088	$70,230	14.3%	1.7%
Carmel-by-the-Sea	$36,804	$66,663	$58,163	$79,961	$62,460	19.9%	-21.9%
Monterey County	**$33,520**	**$60,715**	**$48,165**	**$66,216**	**$58,582**	**9.1%**	**-11.5%**

Source: Bureau of the Census, 1990 and 2000; American Community Survey, 2010-2014.

For the purposes of the Housing Element, the State Department of Housing and Community Development (HCD) has established five income groups based on Area Median Income (AMI):[1]

- Extremely Low Income: up to 30 percent of AMI
- Very Low Income: 31-50 percent of AMI
- Low Income: 51-80 percent of AMI
- Moderate Income: 81- 120 percent AMI
- Above Moderate Income: >120 percent AMI

Pursuant to state and federal regulations, the AMI refers to the median income for the Metropolitan Statistical Area. For the City of Seaside, this area refers to Monterey County.

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the Census Bureau that are largely not available through standard Census products. The most recent estimates are derived from the 2009-2013 ACS. This dataset, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrates the extent of housing problems and housing needs, particularly for lower income households. According to the CHAS data (Table App-7), extremely low and very low income households comprised close to 22 percent of all households in Seaside. About

[1] State income definitions are different than federal income definitions. For federal housing programs, eligibility is established for households with incomes up to only 80 percent of the AMI. These households, under the federal definition, are considered moderate income. For housing plans that are required by federal regulations, such as the Consolidated Plan and Analysis of Impediments to Fair Housing Choice, the federal income definitions are used.

another 20 percent were within the low income (51 to 80 percent AMI) category. The majority of the City's households (59 percent) were within the moderate/above moderate income category (greater than 80 percent AMI). The proportion of moderate/above moderate income households in the City was similar as the County as a whole.

Table App-7: Distribution by Income Group (2009-2013)

Jurisdiction	Total Households	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate Income (80%+)
City of Seaside	10,425	10.1%	11.6%	19.6%	58.7%
Monterey County	125,425	10.3%	11.7%	17.0%	61.0%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers. Furthermore, because HUD programs do not cover households with incomes above 80 percent of the County Area Median Income (AMI), CHAS data does not provide any breakdown of income groups above 80 percent AMI.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2009-2013

2. Household Types

According to the 2010 Census, 10,093 households resided in Seaside, with an average household size of 3.2 persons. The number of households increased slightly by less than one percent by 2014. According to the 2010-2014 ACS, while married-couple families comprised the majority of households, they are gradually declining in number and in proportion. The married-couple family category is divided into couples with children (28 percent) and those without children (22 percent). Other families comprised 23 percent of all households, and included single-parent households with children and other related family members living together. Non-family households comprise the remainder of households (28 percent) (Table App-8).

As displayed in Table App-8, the City's household composition has continued to shift. Between 2000 and 2014, the proportion of married couples with children declined consistently while the proportion of non-family households increased steadily. The decrease in married couple family households is likely related to the closure of the military base, while the proportional increase in non-family households may be related to the opening and operation of the CSUMB campus, whose student population has grown from 654 students in 1995 to 7,102 students in 2015. Despite the departure of many family households with children, the average household size in Seaside has remained fairly consistent at about 3.2 persons per household.

Table App-8: Changes in Household Type								
Household Type	**2000 Census**		**2010 Census**		**2014 ACS**		**Percentage Change**	
	# of Households	**% of Total**	**# of Households**	**% of Total**	**# of Households**	**% of Total**	**2000-2010**	**2010-2014**
All Households	9,833	100%	10,093	100%	10,185	100%	2.6%	0.9%
Family Households								
Married w/ Children	3,088	31.4%	2,812	27.9%	2,813	27.6%	-8.9%	0.0%
Married No Children	2,298	23.4%	2,420	24.0%	2,224	21.8%	5.3%	-8.1%
Other Families	2,013	20.5%	2,141	21.2%	2,315	22.7%	6.4%	8.1%
Non-Families								
Single	1,780	18.1%	1,927	19.1%	2,129	20.9%	8.3%	10.5%
Seniors Living Alone	670	6.8%	697	6.9%	713	7.0%	4.0%	2.3%
Other Non-Families	644	6.5%	793	7.8%	704	6.9%	23.1%	-11.2%
Average Household Size		3.2		3.2		3.2	--	--

Source: Bureau of the Census, 2000 and 2010; American Community Survey, 2010-2014 Estimates

Housing Stock Characteristics

This section of the Housing Element addresses various housing characteristics and conditions that affect the wellbeing of Seaside residents. Factors evaluated in this section include the following: housing stock characteristics, tenure and vacancy rates, housing age and condition, housing costs and affordability among others.

1. Housing Stock

The number of housing units in Seaside has decreased very slightly (less than one percent) over the past 16 years. According to the Census Bureau and the California Department of Finance, Seaside's units decreased from 11,005 units in 2000 to 10,914 units in 2016. Between 2000 and 2016 the number of multifamily units increased by three percent, while the number of single-family units decreased by four percent. Despite a decline in single-family units, the number of detached single-family units increased by over 11 percent (Table App-9).

In 2016, approximately 74 percent of the City's housing stock was composed of single-family units (detached and attached units), as shown in Table App-9. While about 13 percent of the City's units were within complexes of five or more units.

Table App-9: Housing Stock Growth

Unit Type	Number of Units			Percent Change 2000 to 2010	Percent Change 2010 to 2016
	2000 Census	2010 Census	2016 DOF		
Single Family	**8,386**	**8,044**	**8,080**	**-4.1%**	**0.4%**
Detached	6,107	6,779	6,809	11.0%	0.4%
Attached	2,279	1,265	1,271	-44.5%	0.5%
Multifamily	**2,187**	**2,245**	**2,251**	**2.7%**	**0.3%**
2-4 Units	929	877	883	-5.6%	0.7%
5 or more	1,258	1,368	1,368	8.7%	0.0%
All Others	**432**	**583**	**583**	**35.0%**	**0.0%**
Total Units	**11,005**	**10,872**	**10,914**	**-1.2%**	**0.4%**

Note: Significant decrease in the number of single-family attached units between 2000 and 2010 was most likely due to a change in the way the Census categorized such units.

Sources:

1. *Bureau of the Census, 2000 and 2010.*
2. *2016 State Department of Finance (DOF), Housing and Population Estimates*

2. Unit Type and Size

Studio and one-bedroom units made up about 20 percent of the City's rental market. Seaside's larger housing units (three or more bedrooms) were primarily ownership housing units. Additional housing units are available in mobile homes located in three mobile home parks in the City.

Table App-10: Unit Size by Tenure (2010-2014) – City of Seaside

Unit Size	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
Studio	14	0.4%	204	3.2%	218	2.1%
1 bedroom	114	2.9%	1,035	16.4%	1,149	11.3%
2 bedrooms	825	21.2%	2,117	33.6%	2,942	28.9%
3 bedrooms	2,368	61.0%	2,442	38.8%	4,810	47.2%
4 bedrooms	541	13.9%	404	6.4%	945	9.3%
5 or more bedrooms	22	0.6%	99	1.6%	121	1.2%
Total	3,884	100%	6,301	100%	10,185	100%

Source: American Community Survey, 2010-2014

3. Age of Housing Units

Maintaining the quality of housing in the community is an important goal for Seaside. Like any other asset, housing is subject to a gradual deterioration over time. If not repaired or maintained, housing deterioration can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life of neighborhood residents.

Rental Unit Apartments in Seaside.

Seaside is a mature community; the majority of its housing stock is more than 30 years old (Table App-11) according to the 2010-2014 ACS estimates. Approximately 77 percent of units in the City were built before 1980, including 38 percent that were built before 1960.

Table App-11: Housing Age		
Year Built	**Number**	**Percent**
Built 2010 or later	224	2.2%
2000 to 2009	884	8.7%
1990 to 1999	486	4.8%
1980 to 1989	760	7.5%
1970 to 1979	1,628	16.0%
1960 to 1969	2,356	23.1%
1950 to 1959	2,791	27.4%
1940 to 1949	759	7.4%
1939 or earlier	297	2.9%
Total	10,185	100%

Source: American Community Survey, 2010-2014

4. Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. Typically, housing over 30 years of age is likely to have rehabilitation needs that may include new plumbing, roof repairs, and other repairs. According to the 2010-2014 ACS, 24 occupied units in Seaside lacked complete kitchen facilities (Table App-12). Specifically 16 of the units were owner-occupied and eight of the units were renter occupied. No occupied units in the City lacked plumbing facilities. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities. However, the Census typically undercounts substandard housing conditions as it is not able to report on other more subtle housing problems, such as inadequate wiring, leaks, or inadequate or lack of heating.

Table App-12: Units Lacking Plumbing or Complete Kitchen Facilities (2014)			
Units	**Owner Occupied**	**Renter Occupied**	**Total**
Lacking plumbing facilities	0	0	0
Lacking complete kitchen facilities	16	8	24

Source: ACS 2010-2014

5. Code Enforcement Activities

The City's Code Enforcement Division estimates that a substantial percentage of the City's housing stock is in need of substantial rehabilitation or replacement.

Table App-13: Summary of Neighborhood Conditions

Neighborhood	Code Violations	Substantial Repair	Paint	Property Maintenance
Cabrillo	Accessory structures, junk, parking of other than passenger vehicles, and temporary lighting	<5%	5%	30%
Terrace	Junk, parking of other than passenger vehicles, and temporary lighting	5%	20%	40%
Noche Buena	Junk, parking of other than passenger vehicles, temporary lighting, and fence height	<5%	10%	30%
Olympia			30%	
Ord Grove	Parking of other than passenger vehicles	<5%	<5%	
Hannon			20%	

Note: Shading indicates conditions not applicable in neighborhood.

6. Housing Tenure and Vacancy

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Vacancies are an important housing market indicator because the vacancy rate often influences the cost of housing and reflects the match between housing demand and availability.

Table App-14 illustrates tenure and vacancy rates from 2000 to 2014. In 2000, 44 percent of Seaside residents owned the units they occupied, while 56 percent rented. By 2010, the homeownership rate decreased modestly to 41 percent, while the percentage of renter-households increased to 59 percent. According to the 2010-2014 ACS, the City's tenure breakdown continued to shift toward a renter market, with homeownership rate sliding to 38 percent by 2014. Seaside's homeownership rate was significantly lower than countywide average at 50 percent according to ACS.

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Specifically, vacancy rates of five to six percent for rental housing and 1.5 percent to two percent for ownership housing are considered necessary to balance the supply and demand for housing.

The overall vacancy rate in Seaside was 6.4 percent in according to the 2010-2014 ACS. However, a significant portion (22 percent) of these vacant units were classified as "Other Vacant", referring to units held vacant by owners for other unspecified reasons, including being held for occupancy by caretakers. This means that the actual vacancy rate in the City is considerably lower than the overall recorded vacancy rate. Units considered vacant due to seasonal uses represented less than one percent of all housing units in Seaside.

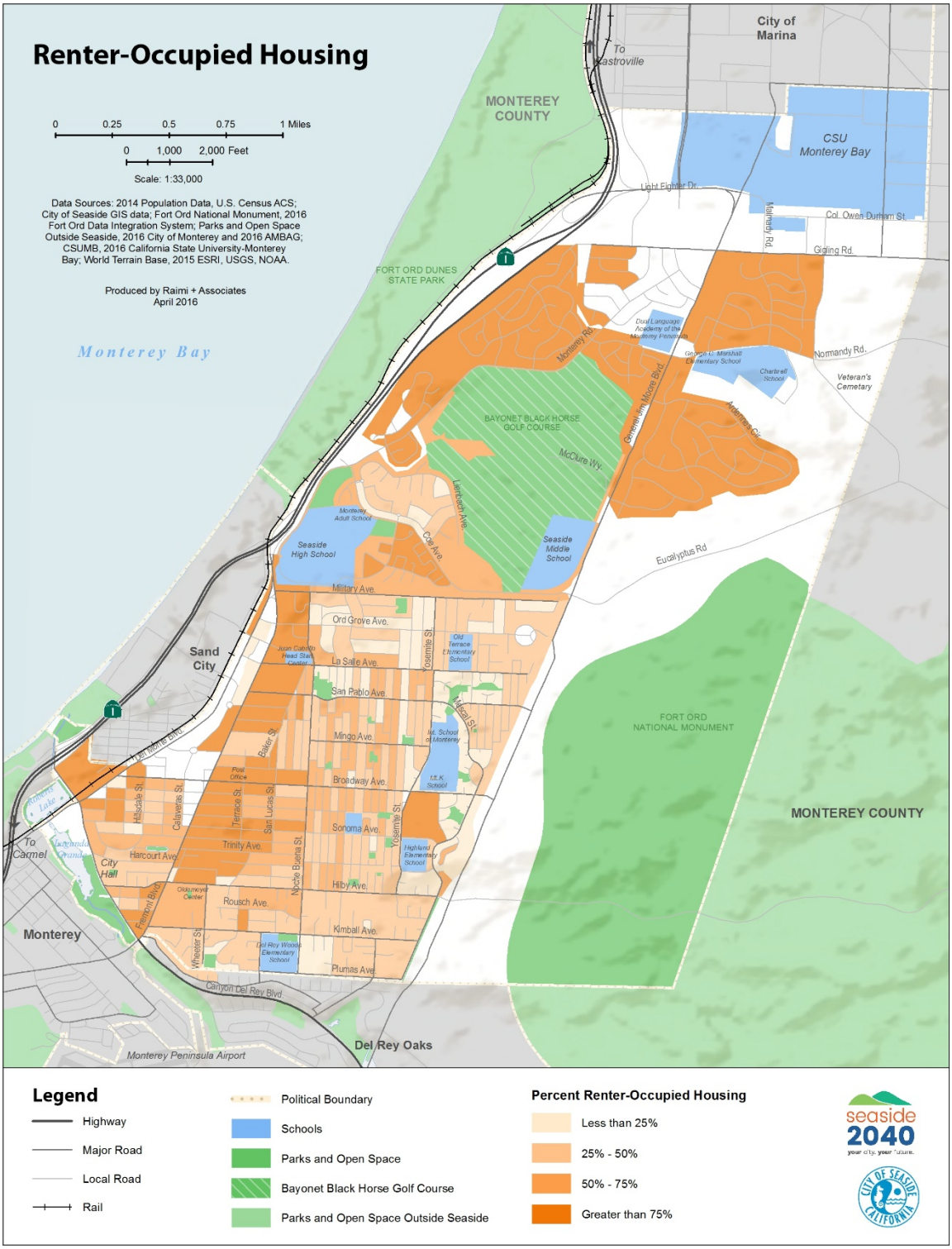
Historically, vacancy rates in Seaside have also been significantly lower. Table App-14 shows that in 2000 the vacancy rate for rental housing units dipped to well below optimal level, suggesting pent up demand for housing as well as potential price escalation among available rental units. Since lower income households disproportionately live in multifamily rental housing, the City's sub-optimal rental vacancy rate during this period led to price escalation, increasing overpayment and overcrowding for renter-households. By 2010, rental vacancy rates in the City had risen to more ideal levels.

Table App-14: Tenure and Vacancy Rates

	2000 Census	2010 Census	2014 ACS
Tenure			
Owner	44.0%	41.4%	38.1%
Renter	56.0%	58.6%	61.9%
Vacancy			
Owner	2.9%	2.2%	0.4%
Renter	1.5%	4.9%	5.6%

Sources: Bureau of the Census, 2000 and 2010; American Community Survey, 2010-2014 Estimates.

Figure App-1: Renter-Occupied Housing



Housing Market

Information on current rental rates in Seaside was obtained through a review of advertisements on Craigslist, as well as rent data from the Housing Watch published by the Coalition of Homeless Service Providers. In addition, the CoreLogic real estate database was used to obtain sales data for homes and condominiums.

1. Home Prices

According to the CoreLogic real estate database, as summarized in Table App-15, home prices in Seaside have gradually recovered from the recession, rising about 11 percent between November 2014 and November 2016. Other nearby cities, such as Gonzales, Marina, and King City experienced even larger increases in median sales prices during the same period, exceeding the countywide median. In the past, homes in Seaside were generally more affordable compared to other nearby cities and the County. However, as shown in Table App-15, median price in Seaside was increasing at only a slightly lower rate than the countywide median.

Table App-15: Median Home Price – November 2014 to November 2016

Jurisdiction	Median Price			2014-2016 % Change
	November 2014	November 2015	November 2016	
Carmel	$1,385,750	$1,450,000	$1,300,000	-6.2%
Gonzales	$232,500	$320,000	$385,000	65.6%
Greenfield	$250,000	$232,500	$262,500	5.0%
King City	$241,000	$280,000	$290,000	20.3%
Marina	$450,000	$523,500	$578,000	28.4%
Monterey	$557,500	$602,500	$662,000	18.7%
Pacific Grove	$839,000	$757,500	$808,500	-3.6%
Salinas	$350,000	$415,000	$414,000	18.3%
Seaside	**$395,000**	**$438,750**	**$437,500**	**10.8%**
Monterrey County	$444,500	$500,000	$500,000	12.5%

Source: CoreLogic, California Home Sale Activity by City, Home sales Recorded in November 2016. Accessed January 31, 2017.

Additional sources were consulted in an effort to better understand the home sale market in Seaside. Trulia.com[2] listed 78 homes for sale on January 31, 2017. According to Trulia's most recent real estate data, the median sales price for a home in Seaside was $447,500 with a range of $225,000 to $1,300,000. From the information obtained on Trulia, the home median sales price for the City of Seaside has continually increased over the past five years. Seaside market trends indicate an increase of $33,000 (eight percent) in median home sales over the past year.

Unlike the CoreLogic real estate data, data obtained via newspaper and internet provides information on the size of the units (based on the number of bedrooms). Table App-16 displays the housing data by type and number of bedrooms as provided by Realtor.com. A

[2] Seaside Real Estate Market Overview, https://www.trulia.com/real_estate/Seaside-California/; Accessed January 31, 2017

large portion of the units for sale consisted of three-bedroom homes, with a median asking price of $465,000. Overall, median asking price of all units was $469,500 in October 2016, consistent with the recent median sales price of $437,500 reported in November 2016.

Table App-16: Home Listing Prices in Seaside

Number of Bedrooms	Number of Units	Average Asking Price	Median Asking Price	Range
Single Family				
1 Bedroom	2	$299,450	$299,450	$299,000-$299,900
2 Bedrooms	7	$420,128	$429,900	$279,999-$515,000
3 Bedrooms	31	$480,006	$465,000	$349,900-$749,000
4 Bedrooms	14	$660,129	$627,000	$430,000-$949,000
5 Bedrooms	3	$732,333	$699,000	$599,000-$899,000
Townhomes				
2 Bedrooms	1	$319,900	$319,900	---
Mobile Homes				
2 Bedrooms	1	$137,000	$137,000	---
3 Bedrooms	3	$183,000	$225,000	$85,000-$239,000
Total	62	$497,818	$469,500	$85,000-$949,000

Source: Realtor.com, accessed October 26, 2016.

2. Rental Rates

The rental housing market in Seaside includes apartments, townhomes, condominiums, and single-family homes. During the month of January 2017, 38 units were listed as available for rent. As shown in Table App-17, of the 38 advertised units, most were single-family homes, townhomes or condominiums. Few apartments were listed for rent in the City of Seaside.

Of the 13 apartment listings found during the internet rent survey, the average monthly rent was $1,946 with a range of $850 to $2,600 per month. Comparatively, rental homes were more abundant in Seaside. Rental homes are priced higher than apartments and most are not affordable to lower income families. The average price for a rental home in Seaside was $2,267. Most of the homes available for rent were two-bedroom and three-bedroom homes. Two-bedroom homes ranged from $1,586 to $2,600 per month with a median rent of $1,716. Three-bedroom homes ranged from $1,673 to $2,800 a month with a median rent of $2,500.

Mobile home parks provide an affordable option for many very low income, low income, and senior households in Seaside. Three mobile home parks are located in Seaside: the Trailer Terrace Mobile Home Park; the Green Parrot Mobile Home Park; and the Seaside Mobile Home Estates. Information was obtained in 2016 from the mobile home park operators regarding rent levels. Trailer Terrace Mobile Home Park was charging $525 a month for space rental but reported that they have not had a space opening in 20 years. The Seaside Mobile Home Estates was charging $655 a month, while the Green Parrot was charging $500 a month.

Table App-17: Rental Rates				
Apartment Rental Rates	**Studio**	**1 Bedroom**	**2 Bedrooms**	**3+ Bedrooms**
Number of Units Listed	2	7	3	1
Average Rent	$869	$1,319	$1,326	$1,734
Median Rent	$1,156	$1,450	$1,600	$2,600
Home Rental Rates	**1 Bedroom**	**2 Bedrooms**	**3 Bedrooms**	**4+ Bedrooms**
Number of Units Listed	3	6	10	5
Average Rent	$1,300	$1,923	$2,471	$2,729
Median Rent	$1,300	$1,716	$2,500	$2,800

Sources: Craigslist.org, Accessed January 31, 2017

3. Housing Affordability

Housing affordability can be determined by comparing home sales prices and rents to household income. This information can help answer which households can afford to rent or own without overcrowding or overpayment problems.

Table App-18 depicts the typical annual income for extremely low, very low, low and moderate income households and calculates what each household can afford to pay for ownership and rental housing. It is generally accepted that extremely low, very low and low income households can spend up to 30 percent of their gross income toward housing expenses without overpayment. Moderate income households can usually apply 35 percent of their income towards homeownership without incurring a housing cost burden. The table shows the highest monthly rent and the maximum purchase price for an individual or family at the top end of the income categories. The calculations are expanded to include five household sizes within each income category. For renters, housing cost is defined as rent and utilities. For purchasers, housing cost includes mortgage, utilities, property tax, insurance, and homeowner's association fees as applicable.

Extremely Low Income Households

Extremely low income households have incomes that do not exceed 30 percent of the Area Median Income (AMI), as adjusted for household size. The maximum affordable home price for an extremely low income household ranges from $19,317 to $24,757, well below the median home price in Seaside.

An extremely low income household can also only afford to pay $242 (one-person household) to $394 (five-person household) in rent. The data available on rental housing shows that there are no available units for rent within this range. Therefore, a one-person very low income household could not afford to rent a one-bedroom, and a small or large family (even at the top of the income range) could not afford an adequately sized apartment without some level of overpayment.

Very Low Income Households

Very low income households earning between 30 and 50 percent of the AMI have household incomes ranging from $26,650 to $41,100. These households cannot purchase homes over $68,628, putting single-family and condominium homeownership out of reach. Mobile home

ownership is a possibility, but only one mobile home was listed for sale in January 2017. Rental housing is also out of the reach of very low income households. With rents in Seaside starting at $869 per month, very low income households cannot afford to rent in Seaside without subsidies.

Low Income Households

Low income households earn between $28,854 and $44,518 and can afford rents ranging from $563 to $796 per month. Low income households would find it difficult to find affordable rental units in Seaside, and home prices in the City were well beyond what low income households could afford ($86,117 to $109,613).

Moderate Income Households

Moderate income households earn more than the county median with annual incomes ranging from $52,899 to $81,616. They can afford rents ranging from $1,192 to $1,819 per month and homes priced from $192,210 and $273,299. Moderate income households cannot afford the median priced home in Seaside, but they may be able to afford some of the City's smaller and lower priced homes or mobile homes. Generally, these households will be able to comfortably afford market-rate rents in Seaside.

Based on the affordability information derived, housing affordability is a problem for nearly all lower income households and a significant proportion of moderate income households looking to purchase a home in Seaside.

Table App-18: Housing Affordability by Income Level								
Size	Annual Income	Affordable Monthly Housing Cost		Utilities		Taxes and Insurance	Affordable Housing Payment	
		Rent	Purchase	Rent	Purchase		Rent	Purchase Price
Extremely Low Income Households (0-30% AMI)								
1-Person	$16,000	$400	$400	$158	$177	$140	$242	$19,317
2-Person	$18,300	$458	$458	$169	$191	$160	$289	$24,757
3-Person	$20,600	$515	$515	$209	$242	$180	$306	$21,586
4-Person	$24,300	$608	$608	$262	$305	$213	$346	$20,917
5-Person	$28,440	$711	$711	$317	$373	$249	$394	$20,748
Very Low Income Households (30-50% AMI)								
1-Person	$26,650	$666	$666	$158	$177	$233	$508	$59,595
2-Person	$30,450	$761	$761	$169	$191	$266	$592	$70,708
3-Person	$34,250	$856	$856	$209	$242	$300	$647	$73,210
4-Person	$38,050	$951	$951	$262	$305	$333	$689	$72,919
5-Person	$41,100	$1,028	$1,028	$317	$373	$360	$711	$68,628
Low Income Households (50-80% AMI)								
1-Person	$42,650	$721	$842	$158	$177	$295	$563	$86,117
2-Person	$48,750	$824	$962	$169	$191	$337	$655	$101,046
3-Person	$54,850	$927	$1,082	$209	$242	$379	$718	$107,364
4-Person	$60,900	$1,031	$1,202	$262	$305	$421	$769	$110,889
5-Person	$65,800	$1,113	$1,298	$317	$373	$454	$796	$109,613
Moderate Income Households (80 – 120% AMI)								
1-Person	$57,700	$1,322	$1,543	$158	$177	$540	$1,164	$192,210
2-Person	$65,950	$1,511	$1,763	$169	$191	$617	$1,342	$222,295
3-Person	$74,200	$1,700	$1,984	$209	$242	$694	$1,491	$243,769
4-Person	$82,450	$1,889	$2,204	$262	$305	$771	$1,627	$262,451
5-Person	$89,050	$2,040	$2,380	$317	$373	$833	$1,723	$273,299

Source: Veronica Tam and Associates, 2017 and State Department of Housing and Community Development 2016 Income Limits.

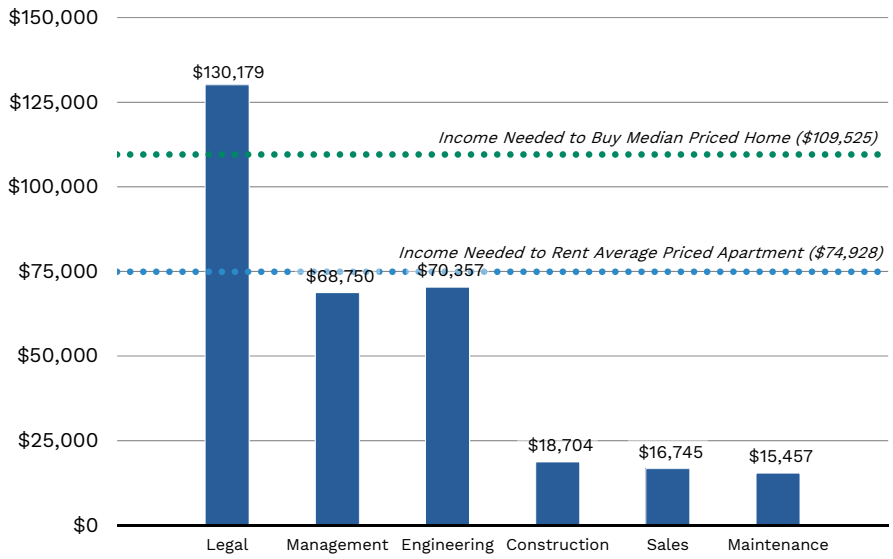
Assumptions: 2016 HCD Income limits; Health and Safety code definition of affordable housing costs (between 30 and 35% of household income depending on tenure and income level); HUD utility allowance; 10% of monthly affordable costs for tax and insurance; 10% down payment; and 4% interest rate for a 30- year fixed rate mortgage loan.

Note: Taxes and insurance apply to owner costs only. Renters do not usually pay taxes and insurance.

Often, California housing prices mean that more than one wage earner is required to sustain housing. Based on median earnings from the State Department of Economic Development (Labor Statistics) and housing costs in Seaside, housing is not affordable to low-paying occupations such as retail sales and maintenance. In Seaside, the average wage-earner per household was 1.43, according to the 2010-2014 ACS. Even for households with two or more wage-earners, if they are employed at the low-paying jobs, they would still not be able to

afford the median rents or median priced homes in Seaside. These households are usually impacted by housing cost burden and are most vulnerable to sudden changes in economic conditions such as loss of employment. Table App-4 indicates that over 40 percent of the workers in Seaside are employed in the service sector.

Figure App-2: Earnings by Occupation and Housing Costs



Sources: American Community Survey, 2010-2014;
Affordable housing cost calculations by Veronica Tam and Associates, Inc.

Housing Issues

A continuing priority of Seaside is enhancing or maintaining the quality of life in the community. A key measure of quality of life in a community is the extent of "housing issues" faced by residents. These include housing overcrowding (defined as more than one person per habitable room) and overpayment (defined as paying more than 30 percent of income toward housing costs). This section describes the nature and extent of housing problems in Seaside.

1. Overcrowding

Overcrowding is an indicator of housing affordability. Unit overcrowding is often caused by the combined effect of lower incomes and high housing costs in a community and reflects the inability of households to buy or rent housing that provides reasonable privacy for their residents. An overcrowded household is defined as one with more than one person per habitable room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded household is defined as one with more than 1.5 persons per habitable room.

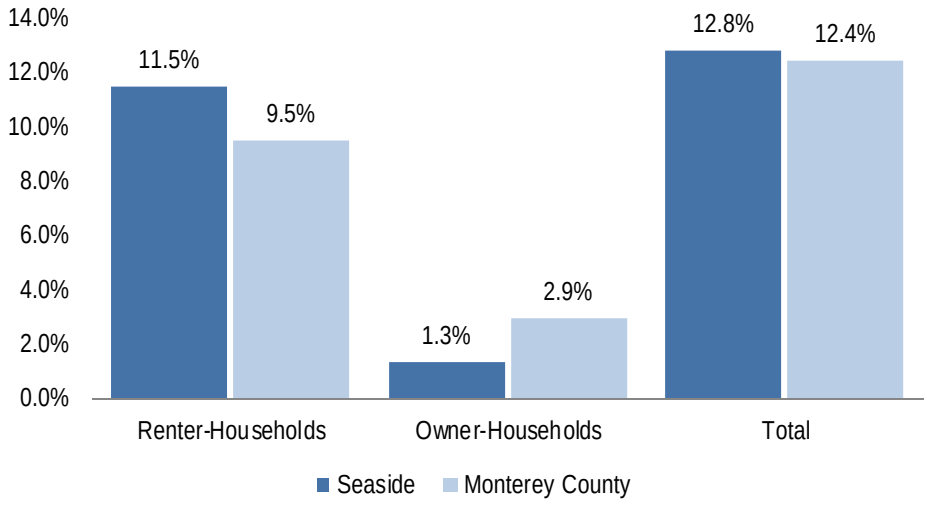
According to the 2010-2014 ACS, 13 percent of Seaside households lived in overcrowded conditions. Renter-households made up a larger proportion of overcrowded households than owners (Table App-19). About 12 percent of renter-households in Seaside were overcrowded compared to less than two percent of owner households. Renter households were also more susceptible to severe overcrowding.

Table App-19: Overcrowded Housing						
Household Income	Renters		Owners		Total Households	
	#	%	#	%	#	%
Overcrowded Households (1.01-1.5 persons per room)	829	8.1%	85	0.8%	914	9.0%
Severely Overcrowded (1.5+ persons per room)	339	3.3%	51	0.5%	390	3.8%
All Overcrowded Households	1,168	11.5%	136	1.3%	1,304	12.8%
All Households	6,301	61.9%	3,884	38.1%	10,185	100%

Source: American Community Survey, 2010-2014

A similar proportion of Monterey County residents (12 percent) lived in overcrowded conditions; and, like Seaside, renters in Monterey County were more affected by overcrowding than homeowners.

Figure App-3: Overcrowded Housing by Tenure



Source: American Community Survey, 2010-2014.

2. Cost Burden

Housing cost burden is generally defined as paying more than 30 percent of income toward housing expenses. Cost burden is disproportionately concentrated among the most vulnerable members of Seaside.

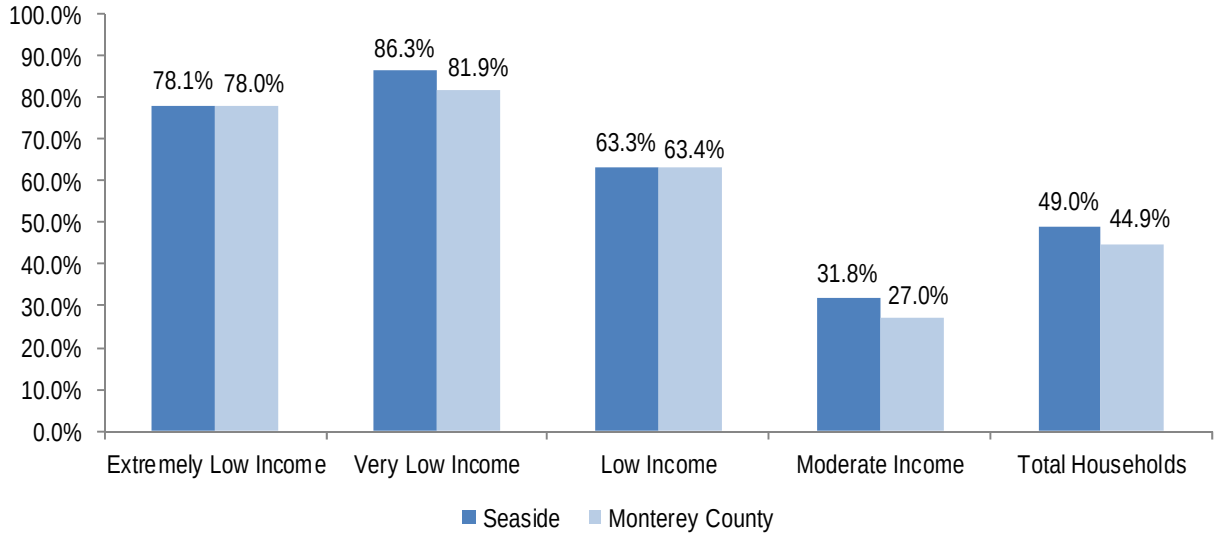
Table App-20 shows that housing cost burden was more likely to affect renter-households than owner-households in Seaside, particularly among those households within the lowest income levels. This may largely be due to the fact that households at these income levels rarely owned their homes or have owned their homes for a long time and generally have lower housing payments. In contrast, the extent of cost burden was similar amongst moderate income homeowners and renters.

Table App-20: Housing Overpayment			
	Renters	**Owners**	**All Households**
Total Households	57.2%	36.3%	49.0%
By Income Level			
Extremely Low Income	83.1%	59.6%	78.1%
Very Low Income	93.0%	53.7%	86.3%
Low Income	65.6%	57.3%	63.3%
Moderate Income	33.9%	29.8%	31.8%

AMI = Area Median Income
Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data,2009-2013.

Figure App-4 compares housing cost burden in Seaside to Monterey County as a whole. Overall, Seaside households (49 percent) are slightly more affected by housing cost burden than County households (45 percent).

Figure App-4: Housing Cost Burden by Income Level and Tenure



Source: HUD Comprehensive Affordability Strategy (CHAS) Data, 2009-2013.

Special Needs Groups

Certain groups in Seaside have greater difficulty finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's age, family characteristics, disability, or employment among others. Thus, certain segments of Seaside's population may experience a higher prevalence of overpayment, overcrowding, or other housing problem.

State Housing Element law defines the following groups as having special housing needs: senior households, persons with disabilities, large households, female-headed households, homeless people, and farmworkers. Local jurisdictions may also identify additional special needs groups based on local conditions. In recognition that people in different walks of life

have different housing needs, State and federal housing laws are designed to encourage the provision of a full continuum of housing so that no group is excluded from living in Seaside.

Table App-21 summarizes the various types of special needs groups residing in the City. Where available, data from the 2010 Census is used. However, in other cases, estimates were derived from other governmental agencies or reliable survey sources. This section also contains a detailed discussion of the housing needs facing each particular group as well as City programs and services available to address their housing needs.

Table App-21: Special Needs Groups

Special Needs Group	# of Persons/ Households	# of Owners	# of Renters	% of Total Persons/ Households
Households w/ Members Age 65+	2,176	--	--	21.6%
Senior Headed Households	1,819	1,354 (13.4%)	465 (4.6%)	18.0%
Senior Living Alone	697	462 (4.6%)	235 (2.3%)	6.9%
Disabled Persons	2,899	--	--	8.9%
Large Households (5+)	2,094	660 (6.5%)	1,434 (14.2%)	20.7%
Female-Headed Households	3,736	--	--	37.0%
Female-Headed households with Children*	720	--	--	7.1%
Farmworkers	123	--	--	0.8%
Residents Living Below Poverty	6,111	--	--	18.8%
Homeless	259	--	--	11% of the County homeless
Military Personnel	1,180	--	--	3.5%
Students (Total enrolled, Undergraduate and Graduate Level)	3,972	--	--	12.6%

*Notes: *No spouse present*

Sources:
Bureau of the Census, 2010.
American Community Survey, 2010-2014.
2015 Monterey County Homeless Point-in-Time Census and Survey.
Enrollment Fast Facts for Fall 2015, Cal State Monterey Bay.

1. Seniors

Despite their high levels of homeownership, seniors are considered a special needs group. Most seniors have limited incomes, high health care costs, and disabilities; finding and maintaining suitable and affordable housing may be difficult. A significant portion of seniors also have a self-care or mobility limitation, defined as a condition lasting over six months that makes it difficult to go outside the home alone or take care of one's personal needs.

Because of the limited supply of affordable housing, senior households have housing cost burden. The extent of cost burden typically varies according to tenure with senior renters often being more susceptible than senior homeowners. According to the 2010 Census, the City of Seaside was home to 2,845 seniors and 2,176 households in the City had at least one

senior member. Furthermore, 1,819 households were headed by seniors, representing 18 percent of all households in Seaside. The majority of the City's senior-headed households owned their homes.

Various programs can assist seniors with their housing needs, including: congregate care, shared housing, rental subsidies, and housing rehabilitation assistance. For frail seniors, or those with disabilities, housing with architectural features that accommodate disabilities can help ensure continued independent living. Seniors with disabilities also benefit from transportation alternatives or assisted housing with supportive services.

Resources

Regarding housing services for seniors, one housing development in Seaside – Villa del Monte – has 80 rental units that are restricted for seniors (Table App-28). In addition to this senior housing development, seniors in the City are also served by three licensed care facilities (Table App-22).

Table App-22: Licensed Community Care Facilities

Type of Facility	Facilities	Capacity (beds/persons)
Adult Residential Care Facility	1	22
Residential Care for the Elderly	2	50
Total	3	72

Source: California Department of Social Services(CDSS), February 2, 2017.

Senior Programs offered through Seaside's Recreation Services Department (located at the Oldemeyer Center) provide a variety of recreational activities for seniors of Seaside and surrounding communities. These include excursions, leisure activities, support services and a nutrition program.

Monterey-Salinas Transit (MST) has established a Taxi Scrip Program that provides taxi vouchers to qualifying seniors (65 years or older and residents of participating Cities). An elderly resident may obtain up to 4 vouchers per calendar month; one voucher is good for a single one-way trip up to the value of $17.00 (a rider is responsible for anything over the $17.00 metered amount and a $3.00 copayment). These taxi vouchers are valid The taxi voucher trip must originate and terminate within only one of these two areas:
Area 1: Anywhere within the city limits of Salinas; Area 2: Anywhere within the city limits of Carmel, Del Rey Oaks, Marina, Monterey, Pacific Grove, Sand City, or Seaside.

2. Persons with Disabilities

The Americans with Disabilities Act defines a disability as a physical or mental impairment that substantially limits one or more major life activities. Persons with disabilities have special needs because many earn very low incomes, have higher health care costs, and are often dependent on supportive services. Federal laws define a person with a disability as "any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment." In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation that substantially limits one or more major life activities. Major life activities

include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself. [3]

The U.S. Census Bureau classifies disabilities into the following categories:

- Hearing difficulty: Deaf or having serious difficulty hearing
- Vision difficulty: Blind or having serious difficulty seeing, even when wearing glasses
- Cognitive difficulty: Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- Ambulatory difficulty: Having serious difficulty walking or climbing stairs
- Self-care difficulty: Having difficulty bathing or dressing
- Independent living difficulty: Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping

According to the 2010-2014 ACS, the City had an estimated 2,899 persons living with a range of disabilities. Table App-23 shows the types of disabilities affecting Seaside residents. According to the ACS, ambulatory and cognitive disabilities were the most common among all age groups, though the City's elderly population was the most affected by disabilities.

Table App-23: Disabilities

Type of Disability	Age 5-15	Age 16-64	Age 65+	Total Disabilities	% of Total Disabilities
With a hearing difficulty	0	303	422	725	13.1%
With a vision difficulty	8	213	126	347	6.3%
With a cognitive difficulty	89	730	293	1,112	20.1%
With an ambulatory difficulty	28	740	802	1,570	28.3%
With a self-care difficulty	51	302	295	648	11.7%
With an independent living difficulty	--	569	575	1,144	20.6%
Total	176	2,857	2,513	5,546	100%

"--" indicates that the category did not exist in the Census.
Note: A person can have multiple disabilities and therefore the number of disabilities tallied exceeds the number of persons with disabilities.
Source: American Community Survey, 2010-2014

The type and severity of one's disability often determines the type of living arrangement that best accommodates the needs of the individual. Many persons with disabilities live at home independently or with family members. To maintain independent living, some may need housing assistance or supportive services. Services can include modifying housing design features, providing income support for those not able to work, and in-home services for persons with medical conditions. Services can be provided by public or private agencies.

[3] U.S. Department of Housing and Urban Development. "Disability Rights in Housing." http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/disabilities/inhousing. Accessed January 13, 2016.

Persons with Developmental Disabilities

As defined by State law, "developmental disability" means a severe, chronic disability of an individual who:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18[4];
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major
- life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self- sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to about 495 persons in the City of Seaside based on the 2010 Census population.

Resources

Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in-home social, educational, and medical support to address developmental and mental impairments. The California Department of Social Services, Community Care Licensing Division reports that in Seaside there are two State-licensed care facilities: two residential care facilities for the elderly, and one adult residential facility.

The San Andreas Regional Center (SARC) is a community-based, private nonprofit corporation funded by the State of California to serve people with developmental disabilities as required by the Lanterman Developmental Disabilities Services Act (aka Lanterman Act). The Lanterman Act is part of California law that sets out the rights and responsibilities of persons with developmental disabilities. SARC is one of 21 regional centers throughout California and serves individuals and their families who reside within Monterey, San Benito, Santa Clara, and Santa Cruz Counties. The Regional Center provides diagnosis and assessment of eligibility and helps plan, access, coordinate, and monitor the services and supports that are needed because of a developmental disability. As of August 2016, the Regional Center had about 165 clients living in the City of Seaside, about six percent of all clients in Monterey County. Among these clients, approximately 92 percent were residing at home with other family members or guardians. Only about seven percent were living independently and less than one percent was residing in a community care facility, in a foster/family home or in another type of residence.

[4] The State of California defines developmental disabilities slightly differently than federal law. The main difference is at the manifestation age, where federal definition established that threshold at age 22.

3. Large Households

Large households are defined as those with five or more members. Large households are considered a special needs group in most communities because of a lack of affordable housing that can adequately accommodate large families. For lower income large families, the housing shortage can be particularly acute and result in a greater prevalence and severity of overcrowding and overpayment.

According to the 2010 Census, large households comprised about 21 percent of all Seaside households (see Table App-24). Of these large households, 68 percent were renters and 32 percent owned their homes. According to the 2010-2014 ACS, a total of 5,876 housing units with three or more bedrooms (generally accepted as the minimum number of bedrooms needed for large households to avoid overcrowded living conditions) were located in Seaside— more than two times the number of large households living in the City. While the data suggests that the City has an adequate supply of larger housing units to accommodate needs, the affordability of these units is unknown. Given the level of overcrowding in the City, a mismatch between housing needs and affordability still exists.

Table App-24: Large Households by Tenure (2010) – City of Seaside

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	303	700	1,003
Six	161	345	506
Seven or more	196	389	585
Total Large Households	660	1,434	2,094
Total Households	4,183	5,910	10,093
Percent of Total Households	15.8%	24.3%	20.7%

Source: U.S. Census 2010 QT-H2

Resources

Large households in Seaside can benefit from general programs and services for lower and moderate income persons, including the Housing Authority of the County of Monterey Housing Choice Voucher program, and various community and social services provided by non-profit organizations in the region.

4. Single-Parent Female-Headed Families

Single-parent families often require special consideration or assistance as a result of their generally lower household incomes, high costs of childcare, and increased need for supportive services and affordable housing. As a result, many single-parent families are faced with limited housing choices. Single-parent households accounted for 11 percent of Seaside households in 2010. The majority of these households were female-headed.

Female-headed single-parent families often face a number of additional obstacles. According to the 2010-2014 ACS, nearly half (49 percent) of all female-headed single-parent households were living in poverty. Single-parent families must also allocate a portion of their incomes towards childcare costs as reliable child care is often necessary in order to retain stable

employment. Compounded with housing costs, child care costs reduce the ability of these households to pay for other necessities, such as food and medical care.

Table App-25: Households by Type		
Household Type	Number	Percent
Married Couple Households	7,373	73.1%
With Children Under 18 Years Old	2,812	27.9%
With No Children	4,561	45.2%
Female Householder*	1,433	14.2%
With Children	720	7.1%
With No Children	713	7.1%
Male Householder*	708	7.0%
With Children	352	3.5%
With No Children	356	3.5%
Non-Family Households	2,720	26.9%
Total Households	10,093	100.0%

Source: Bureau of the Census, 2010.
**No spouse present*

Resources

Limited household income constrains the ability of single-parent households to afford adequate housing, childcare, health care, and other necessities. The City of Seaside offers various programs for families with children. The City of Seaside's Youth Programs include the Tiny Tot University Preschool Programs, K-5th Grade Programs/Camps, Teen Programs, Sports Programs, and variety of classes and activities. The K-5th Grade Programs offered in Seaside include a daily afterschool program (including homework assistance and recreational activities), and a number of seasonal camps that include Full-Day, Sports, and Cheer Camp options.

The City of Seaside's B.J. Dolan Youth & Education Teen Center, at 1136 Wheeler Street, offers a variety of recreational opportunities for teens including cultural events, dances, movie nights, field trips, and volunteer opportunities through its Volunteer Team in Practice (VIP) program.

Single-parent households in Seaside can also benefit from general programs and services for lower and moderate-income persons, including the Housing Authority of the County of Monterey (HACM) Housing Choice Voucher program, and various community and social services provided by nonprofit organizations in the region.

5. Homeless

The member agencies of the Monterey County Coalition of Homeless Service Providers (CHSP) has worked together to conduct the 2015 Monterey County Point-in-Time Homeless Census and Survey. HUD's definition of homelessness for Point-in-Time counts was used. The definition includes:

- An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangement (including congregate shelters,

transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals), or

- An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

An accurate assessment of the homeless population is difficult because of the transient nature of homeless persons, and because many individuals are not visibly homeless but move around in temporary living conditions. Data for the 2015 effort was collected in three ways:

- a general street count between daybreak and 12:30 PM (an enumeration of unsheltered homeless individuals;
- a youth street count between the hours of 12 PM and 6 PM (a targeted enumeration of unsheltered youth under the age of 25); and
- a shelter count for the night before the street count (an enumeration of sheltered homeless individuals).

The 2015 Monterey County Homeless Census and Survey resulted in a total count of 2,308 persons: 1,630 unsheltered homeless people on streets countywide (71 percent) and 678 sheltered homeless people in emergency shelters, transitional housing and domestic violence shelters. About 11 percent (or 259 persons) of these homeless persons were found in the City of Seaside — an eight percent increase from the previous homeless count and survey conducted in 2013. Approximately 59 percent of Seaside's homeless population (152 persons) was unsheltered.

Table App-26: Homeless Population, Monterey County

Jurisdiction	Unsheltered*		Sheltered		Total		% of Total		% Change 2013-2015
	2013	2015	2013	2015	2013	2015	2013	2015	
Carmel	0	6	0	0	0	6	0.0%	0.3%	--
Del Rey Oaks	0	55	0	0	0	55	0.0%	2.4%	--
Greenfield	0	2	0	0	0	2	0.0%	0.1%	--
King City	6	4	0	0	6	4	0.3%	0.2%	-33.3%
Marina	117	68	302	230	419	298	17.7%	12.9%	-28.9%
Monterey	510	306	32	31	542	337	22.9%	14.6%	-37.8%
Pacific Grove	6	13	0	0	6	13	0.3%	0.6%	116.7%
Salinas	404	634	128	233	532	867	22.5%	37.6%	63.0%
Sand City	38	55	0	0	38	55	1.6%	2.4%	44.7%
Seaside	171	152	68	107	239	259	10.1%	11.2%	8.4%
Soledad	0	5	0	0	0	5	0.0%	0.2%	--
Unincorporated	495	330	91	77	586	407	24.7%	17.6%	-30.6%
Monterey County	1,747	1,630	621	678	2,368	2,308	100%	100%	-2.5%

Source: 2015 Monterey County Point-In-Time Homeless Census and Survey.

*Note: *The unsheltered population includes homeless people counted on the streets, in vehicles, in makeshift shelters (such as tents) and encampments.*

The data results also included a demographic survey of 444 individuals. Of the 444 surveys, 90 percent reported they were over the age of 25, nine percent were between 18-24 years of age, and only one percent were under the age of 18. When asked about their ethnicity 62 percent of homeless survey respondents reported they were not Hispanic or Latino. In regards to race, 47 percent identified as White, 15 percent Black or African-American, two percent Hawaiian or Pacific Islander, two percent Asian, two percent American Indian or Alaskan Native and 32 percent reported "other" or multi-racial. Slightly less than half of survey respondents (49 percent) identified as male, 50 percent female, and one percent as transgender.

When questioned about usual sleeping arrangements, nearly half of survey respondents reported currently living outdoors, either on the streets, in parks or encampment areas (42 percent). One quarter reported staying in a public shelter (emergency shelter, transitional housing facility or alternative shelter environment). Seventeen percent of survey respondents reported that they lived in vehicles (camper, car, van or RV). Eleven percent of respondents reported they were sleeping in foyers, hallways or other indoor areas not meant for human habitation.

Half of survey respondents reported they had been homeless for a year or more, a decrease from 2013 (65 percent). One in eleven had been homeless for less than one month, higher than in 2013 (three percent). It is notable that six percent of respondents had been homeless seven days or less which suggests a need for prevention services and potentially a larger number of persons who experience homelessness over a year or for many short periods of time. Two percent of respondents reported they had experienced homelessness four or more times in the past year. When asked how many times they had been homeless in the past three years, 12 percent reported they had been homeless four or more times.

Approximately 81 percent of the homeless were unemployed at the time of the survey and over 60 percent of respondents indicated they received government assistance through General Assistance, Food Stamps, WIC, SSI/SSDI, CalWorks, Medi-Cal/Medi-Care, Social Security or Veteran's Benefits.

Approximately 40 percent of the female respondents reported having experienced domestic violence, compared to 22 percent of men. Survey respondents reported the following disabling conditions: drug and alcohol abuse (29 percent); psychiatric or emotional conditions (28 percent); chronic health problems (19 percent); Post-Traumatic Stress Disorder (PTSD) (17 percent); physical disability (16 percent); traumatic brain injury (8 percent); and HIV-AIDs related (one percent).

Resources

Generally, three types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent supportive housing. In Seaside, two types of these facilities are available (described below). Services available in Seaside are presented in Table App-27.

Emergency Shelter: Provides overnight shelter and fulfills a client's basic needs (i.e. food, clothing, and medical care) either on-site or through off-site services.

Transitional Housing: a residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services.

Table App-27: Homeless Service Providers in Seaside		
Shelters and Clients	**Population Served**	**Beds and/or Services**
Homeless Drop-In Center/Outreach		
Salvation Army/Good Samaritan	Anyone in need	Provides food, shelter, clothing, counsel, medication, advocacy and referrals as necessary
Community Human Services – Family Services Centers	Anyone in need	Mental health counseling for individuals on an outpatient basis. Bi-lingual, both English and Spanish. Medi-Cal accepted.
Emergency Shelter		
Community Homeless Solutions/Shelter Outreach Plus - Seaside Women's Shelter	Single women and women with children, victims of domestic violence	Shelter with ongoing support including counseling and case management. Assistance available: 16 beds, 6 cribs
YWCA Monterey County	Victims of domestic violence (women and children only)	Emergency shelter, 24-hr confidential crisis hotlines, domestic violence restraining orders, civil harassment restraining orders, child custody, and divorce.
Salvation Army – Frederiksen House	Emergency shelter for men and women with children	Shelter available for up to 90-days in the program facility. The Salvation Army also provides case management, information & referral services.
Transitional Housing		
Salvation Army – Casa de Las Palmas	Families with children	Family transitional housing provides residential care for a time period not to exceed 24 months. 9 units, 36 beds
Community Human Services – Genesis House	Men, women, and women with children	State licensed residential recovery program for 36 men and women seeking recovery from substance abuse. Co-ed program 28 beds – 3 to 6 months Perinatal program: 8 beds – 6 to 10 months; Children ages 0 to 5 may live with their mothers in treatment.
Rental Support Services		
Catholic Charities	Anyone in need	Family supportive services program provides eviction prevention assistance, financial education, nutrition education, as well as assistance with Covered California and CalFresh application process.
Army Community Service	Soldiers and referrals for veterans	Interest free loans for paying rent, medical costs, or utility bills. They can also provide grants in some cases for expenses, such as car repairs, security deposits or travel expenses. The aid is administered in partnership with the Red Cross.

Table App-27: Homeless Service Providers in Seaside		
Shelters and Clients	**Population Served**	**Beds and/or Services**
Housing Advocacy Council of Monterey County	Persons at risk of homelessness	Provides deposit assistance, information, and referrals
Monterey County Department of Social Services - Community Benefits Branch	Families with children	Families eligible for CalWorks may receive help with the cost of a motel and a deposit for an apartment. Program offers 16 consecutive days of temporary assistance in a motel. A once-in-a-lifetime benefit. Apply at DSS offices in Salinas, Seaside, and King City.

Source: Monterey County Homeless Services Resource Guide, 2016.

6. Farmworkers

Farm workers are a special needs group due to the lower wages associated with their occupations. Many farmworkers also face language barriers and have difficulty finding affordable housing. There is little consensus among the available data on the number of farmworkers working or living in Monterey County. Data collected from the Census has found that Seaside's small population of farmworkers has steadily declined over time. The 1990 Census reported that 594 residents of Seaside were employed in farming, fishing and forestry occupations. By 2000, the number of residents employed in these occupations declined 46 percent to only 320. Based on the proximity of Seaside to commercial fishing companies operating in the Monterey Bay, a safe assumption is that a significant proportion of the City's farmworkers are fishermen. The 2010-2014 ACS recorded the number of farmworkers in Seaside at only 123 persons.

Resources

Due to the limited number of farmworkers in Seaside and the likelihood that most of the agricultural population is employed in the fishing industry, the City's affordable housing programs generally address the needs of farm laborers in Seaside.

7. Military Personnel

Lower incomes and an uncertain length of residency affect the housing needs of military personnel. The City of Seaside was home to the former U.S. Army base Fort Ord, which was deactivated in 1993. In 1990, there were 8,655 people employed in the Armed Forces in Seaside. With the base closure, this figure dropped to 1,446 military personnel in 2000, roughly six percent of the population over 16 years of age. This number dropped even further—to five percent (1,180 military personnel)—by the 2010-2014 ACS.

Resources

The Army contracted with a private development team to replace and/or renovate all of the housing units reserved for military personnel at Ford Ord. This was part of the Army's Residential Communities Initiative (RCI) program and the overall plan was to demolish the original 1,588 military housing units within Seaside city limits and replace them with 1,384

new homes. Thus far, this has resulted in approximately 300 replacement military residential units.5

8. College Students

When Congress decided on the closure of Fort Ord, the local community proposed the base be converted into a university. In June 1994, a plan was approved ultimately leading to the establishment of Cal State University Monterey Bay (CSUMB), parts of which are located within north Seaside.

The region's college student population is another significant factor affecting housing demand. Full time equivalent enrollment (FTE) at CSUMB reached 6,731 (7,102 headcount) by the 2015-2016 school year.[6] According to CSUMB, in 2016, 45 percent (roughly about 3,200 CSUMB students) lived in campus apartments or residence halls, and approximately 55 percent (about 3,900 students) were living off campus, in Seaside and other nearby communities. A large presence of college students poses pressure on the local rental housing market due to their transient housing needs.

Over 1,300 acres of land and a large existing inventory of buildings, many of them residential, have allowed CSUMB to adopt a strong residential campus policy. The campus presently has the capacity to accommodate 3,254 beds for students on the Main and East Campuses (including 475 units available in East Campus apartments) and 742 units for faculty and staff in a variety of single-family, multifamily, and dormitory-type units. The campus currently offers co-ed dorms, apartments for single and married students and suites as well as special needs housing for disabled students and international students.

In 2016, CSUMB initiated a process to update the 2007 campus master plan. The new 2016 CSUMB Campus Master Plan envisions the future of the university campus as it grows over the next 15 years. In order to accommodate an expanding California population, CSUMB is planning to move forward with an established growth target of 12,700 FTE students, nearly doubling the size of their current community. This growth not only means an increase in students, but the facilities that support them, including academic buildings, residence halls, recreation facilities, student services, and faculty offices. The currently available Draft 2016 Master Plan, outlines the space and facility needs for the university's functions – including the needs to support planned growth to 12,700 FTE, with housing for 60 percent of students (a total of 7,260 beds) and 65 percent of faculty and staff (a total of 970 units). New residential units are planned will help meet the new capacity needs.[7]

Resources

CSUMB offers a variety of housing options for their students, including eight residence halls, suites, and apartment-style housing, including housing for students with families in their East Campus Apartments. Additionally, to accommodate an increasing need for student housing, CSUMB's Promontory apartments were recently opened in the fall of 2015 and offer upper-division students 176 two- to four-bedroom units of single occupancy and double occupancy rooms (up to 723 new student beds).

5 http://www.fora.org/Projects.html, Fort Ord Reuse Authority. Accessed January 18, 2016.
6 2015-2016 CSUMB University Fact Book,
7 Draft 2016 CSU Monterey Bay Campus Master Plan, February 2017.

Publicly Assisted Rental Housing

1. Tenant-Based Housing Choice Vouchers

The Housing Choice Voucher program is the federal government's major program for assisting extremely low and very low income households, the elderly, and the disabled with finding decent, safe, and sanitary housing in the private market. Since the rental assistance is provided on behalf of the family or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses and apartments from landlords who accept vouchers. The Housing Authority of the County of Monterey (HACM) coordinates and administers Section 8 rental assistance on behalf of the City of Seaside.

2. Project-Based Rental Housing Assistance

Housing units developed with public subsidies are an important source of affordable housing to lower income households. Preserving the long-term affordability of such housing units is usually the most cost-effective means to providing decent and affordable housing to the lower income households in a community. Recognizing this important resource, State Housing Element law requires that a jurisdiction examine the potential loss of publicly subsidized multifamily rental housing for lower income households due to expiration of deed restrictions, affordability covenants, and/or subsidy contracts. This section evaluates the publicly assisted multifamily rental housing in Seaside that is at risk of converting to market-rate housing and the cost to preserve or replace the at-risk units. Resources and programs for preservation or replacement are discussed in later sections.

Table App-28 is an inventory of publicly assisted rental housing projects in Seaside. A total of 447 assisted units are provided in five developments, utilizing a variety of federal and local programs. These programs include HUD Section 8 and Section 202 Programs, as well as the City's own Inclusionary Housing and Density Bonus provisions.

Table App-28: Inventory of Assisted Rental Housing

Development Name	Total Units	Household Type	Funding Source	Expiration of Affordability
Hannon Assembled Apartments	133	Family	LIHTC	12/17/2019
			Section 8 (85 units)	3/31/2022
Del Monte Manor	192	Family	Section 8 (98 units)	9/30/2031
5200 Coe Avenue	36	Family	Inclusionary Housing Requirement	9/2063
Villa Del Monte	80	Senior	Section 202	9/1/2019
1491 Contra Costa Street	6	Formerly Homeless	Inclusionary Housing and Density Bonus	Perpetuity
Total	447			

Sources: City of Seaside; HUD Multifamily Housing databases (www.huduser.org), 2017.

3. Units at Risk of Converting to Market Rate

State law requires that the City identify, analyze, and propose programs to preserve existing multifamily rental units which are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during a ten-year period commencing on the statutory deadline of the Housing Element update. Thus, this at-risk housing analysis covers from December 15, 2015 through December 15, 2025.

Villa Del Monte is a nonprofit-owned development for seniors, with its Section 202 loan maturing in 2019. With the loan to be paid off shortly, the financial stability of this project would improve. Furthermore, because of its nonprofit ownership with a mission to provide affordable housing, this project is identified by the California Housing Partnership as at no risk of converting to market-rate housing.

During this ten-year analysis period, one project is at potential risk of converting to market-rate housing – Hannon Apartments. This 133-unit project was funded with LIHTC and maintains a project-based Section 8 contract for 85 of the units. The LIHTC requires that project to be deed restricted as low income housing for a minimum of 15 years until 2019, with the Section 8 contract due to expire in 2022. By 2019, the owner of Hannon Apartments may opt out by requesting that the State Housing Finance Agency find a "qualified contract" purchaser to buy the property during the 14th year of the initial 15-year compliance period. If no purchaser is found, the owner may exit the LIHTC program. This project is therefore identified by the California Housing Partnership as at moderate risk of converting to market-rate housing.

Preservation Costs

Preservation options typically include: 1) transfer of projects to non-profit ownership; and 2) provision of rental assistance to tenants.

- **Transferring Ownership:** Pursuant to the LIHTC regulations, a qualified contract purchaser has first right of refusal. The estimated market value of the project is $26 million. This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved, and does not represent the precise market value of this project.
- **Rental Assistance:** Rental subsidies can be used to maintain affordability of the 131 affordable units at Hannon Apartments. These rent subsidies could be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as fair market rent (FMR) on the unit. Table App-30 provides a general estimate only, assuming all households are in the very low income level. The total estimated cost of subsidizing the rents of all 131 affordable units at risk is estimated at around $150,000 per month or $1.8 million annually. Providing this level of subsidies for at least 55 years would require approximately $106 million, assuming an average inflation rate of 2.5 percent.

Table App-29: Estimated Market Value of At-Risk Project	
Hannon Apartments	**Estimated Costs**
1-bedroom	16
2-bedroom	36
3-bedroom	39
4-bedroom	40
Managers' Unit	2
Annual Operation Costs	$675,750
Gross Annual Income	$2,854,044
Net Annual Income	$2,178,294
Market Value	$26,139,528

Market value is estimated with the following assumptions:

1. *Unit size distribution based on HUD LIHTC database; however unit size information is missing for 12 units. These are added to the 4-bd category for worst-case scenario estimate*
2. *Average rent based on Fair Market Rents (2017) established by HUD: 1-bd = $1,133; 2-bd = $1,417; 3-bd = $2,063; 4-bd = $2,206*
3. *Average unit size: 1-bd = 750 sf; 2-bd = 900 sf; 3-bd = 1,050 sf; 4-bd = 1,200 sf*
4. *Annual operating expense estimated at $5 per square foot*
5. *Market value = Annual net income * multiplication factor*
6. *Multiplication factor for a building in good condition is 12*

Table App-30: Rent Subsidies Required				
Unit/Household Size	**No. of Units**	**Affordable Monthly Rent**	**Per Unit Monthly Subsidy**	**Total Monthly Subsidy**
1-bedroom/2-person	16	$592	$541	$8,656
2-bedroom/3-person	36	$647	$770	$27,720
3-bedroom/4-person	39	$689	$1,374	$53,586
4-bedroom/5-person	40	$711	$1,495	$59,800
Total Monthly Subsidy				$149,762
Total Annual Subsidy				$1,797,144

Assumptions:

1. *Average rent based on Fair Market Rents (2017) established by HUD: 1-bd = $1,133; 2-bd = $1,417; 3-bd = $2,063; 4-bd = $2,206*
2. *Affordable housing cost for very low income household by household size – see Table App-18*

Construction of Replacement Units

Based on proformas for several affordable housing projects in the Monterey Bay area, an average cost of development a new affordable unit is approximately $280,000 - $300,000, including land cost. Based on this estimate, the cost to construct 133 replacement units is about $39.9 million.

Cost Comparison

Overall, transferring ownership of the existing units to a qualified contract purchaser would be most cost-efficient in preserving the affordable units in the event of a conversion to market-rate housing.

Estimates of Existing Housing Need

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Seaside. The latest detailed CHAS data, based on the 2009-2013 ACS, is displayed in Table App-31. Housing issues considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of housing problems experienced by Seaside households varied according to household income, type and tenure. Major problems identified include:

- In Seaside, renter-households have higher rates of housing problems than owner households (67 percent versus 38 percent).
- All (100 percent) extremely low income large family renter households have housing problems.
- The majority (70 percent) of elderly renters had a housing problem.

Table App-31: Estimating Housing Needs									
Household by Type, Income & Housing Problem	**Renters**				**Owners**				**Total Households**
	Elderly	**Small Families**	**Large Families**	**Total Renters**	**Elderly**	**Small Families**	**Large Families**	**Total Owners**	
Ext. Low Income (0-30% AMI)	**155**	**360**	**30**	**830**	**95**	**45**	**45**	**225**	**1,055**
with any housing problems	93.5%	93.1%	100.0%	85.5%	57.9%	77.8%	33.3%	57.8%	79.6%
with cost burden > 30%	93.5%	90.3%	66.7%	83.1%	62.1%	77.8%	33.3%	59.6%	78.1%
with cost burden > 50%	74.2%	84.7%	66.7%	75.9%	57.9%	55.6%	33.3%	53.3%	71.1%
Very Low Income (31-50% AMI)	**155**	**495**	**175**	**1,000**	**155**	**30**	**0**	**205**	**1,205**
with any housing problems	87.1%	100.0%	82.9%	94.5%	48.4%	66.7%	0.0%	53.7%	87.6%
with cost burden > 30%	83.9%	100.0%	80.0%	93.0%	48.4%	66.7%	0.0%	53.7%	86.3%
with cost burden > 50%	45.2%	75.8%	74.3%	71.0%	32.3%	66.7%	0.0%	41.5%	66.0%
Low Income (51-80% AMI)	**135**	**845**	**340**	**1,495**	**255**	**140**	**90**	**550**	**2,045**
with any housing problems	51.9%	76.9%	100.0%	80.6%	29.4%	82.1%	72.2%	58.2%	74.6%
with cost burden > 30%	51.9%	62.7%	70.6%	65.6%	29.4%	82.1%	66.7%	57.3%	63.3%
with cost burden > 50%	33.3%	23.1%	32.4%	26.1%	19.6%	50.0%	33.3%	37.3%	29.1%
Moderate/Above Moderate Income (81% + AMI)	**180**	**1,515**	**520**	**3,005**	**895**	**1,490**	**200**	**3,115**	**6,120**
with any housing problems	47.2%	44.2%	76.9%	46.3%	20.7%	34.2%	47.5%	31.5%	38.7%
with cost burden > 30%	44.4%	36.0%	47.1%	33.9%	20.0%	33.2%	32.5%	29.8%	31.8%
with cost burden > 50%	33.3%	3.6%	1.9%	4.5%	5.0%	3.7%	5.0%	4.8%	4.7%
Total Households	**625**	**3,215**	**1,065**	**6,330**	**1,400**	**1,705**	**335**	**4,095**	**10,425**
with any housing problems	69.6%	66.9%	85.9%	67.1%	27.9%	39.9%	52.2%	37.6%	55.5%
with cost burden > 30%	68.0%	58.9%	60.6%	57.2%	27.7%	39.0%	41.8%	36.3%	49.0%
with cost burden > 50%	46.4%	28.9%	25.4%	29.5%	14.3%	10.0%	16.4%	13.7%	23.3%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2009-2013.

Note: HUD CHAS (Comprehensive Housing Affordability Strategy) data is based on tabulations from the American Community Survey (ACS) and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers.

Section 3: Housing Constraints

Various nongovernmental factors, governmental regulations, and environmental issues pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower and moderate income households, or may render residential construction market prices economically infeasible for developers. This section analyzes these potential constraints.

Nongovernmental Constraints

Nongovernmental constraints refer to market factors that impact the maintenance, development, and improvement of affordable housing. Although every community is impacted to varying degrees by market constraints, the City of Seaside has instituted policies and programs to offset the impact of market forces, and conserve and expand the availability of safe, decent, and affordable housing opportunities.

1. Market Constraints

Several local and regional constraints hinder the ability to accommodate the demand for housing in Seaside. The City is located near both scenic Monterey Bay and the Silicon Valley, and with the City of Marina, Seaside is home to California State University at Monterey Bay. The attractive location and comparatively less expensive homes than in the region contribute to a high demand for Seaside housing.

Development Costs

Construction costs differ according to type of housing development, with multifamily housing being generally less expensive to construct than single-family homes. However, variations within each construction type exist depending on the size of the unit, and the number and quality of amenities provided. Construction costs can be broken down into two primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not take into account regional differences, nor include the price of the land upon which the building is built. In 2016, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family homes in 2016 are as follows:

- Type I or II, R-2 Residential Multifamily: $133.25 to $152.86 per sq. ft.
- Type V Wood Frame, R-2 Residential Multifamily: $102.41 to $106.66 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: $112.65 to $119.73 per sq. ft.

- R-4 Residential Care/Assisted Living Facilities generally range between $129.43 to $180.72 per sq. ft.

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost.

The cost of raw land typically accounts for a large share of total housing production costs as well as the necessary improvements that must be made to a particular site. Overall, development proformas for several affordable housing projects in the region indicate the cost of developing an affordable unit averages between $280,000 and $300,000, including the cost of land.

Construction Financing

Construction loans are rarely available for over 75 percent of the future project value for multifamily developments. This means that developers must usually supply at least 25 percent of the project value upfront, and perhaps more if the total cost is more than 75 percent of the estimated value of the project.

The financing of a residential project, particularly affordable housing is quite complex. The level of subsidies required for affordable projects typically necessitate the pooling of multiple funding sources. Some State housing programs require site control as a prerequisite for applying for funding. However, site control is the most challenging aspect of affordable housing development when nonprofit developers have limited resources to compete for the land available on the market.

As described later in this document, the City supports the production of affordable housing by allocating water credits to developments affordable to lower income households. Other incentives include the State Density Bonus law and mixed-use, land use designations that offer higher allowable densities.

Mortgage Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This requirement applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance.

Table App-32 summarizes the disposition of loan applications submitted to financial institutions in 2015[8] for home purchase, refinance, and home improvement loans in Seaside. Included is information on loan outcomes (i.e. the proportions of applications that were approved, were denied, or were incomplete or withdrawn by the applicant).

[8] 2016 HMDA data not yet available at the writing of this Housing Element.

Table App-32: Disposition of Home Loans - 2015				
Loan Type	**Total Applicants**	**Percent Approved**	**Percent Denied**	**Percent Other**
Conventional Purchase	227	74.4%	11.5%	14.1%
Government-backed Purchase	78	69.2%	15.4%	15.4%
Home Improvement	50	54.0%	26.0%	20.0%
Refinance	750	57.3%	20.8%	21.9%
Total	1,105	61.5%	18.7%	19.7%

Notes:
"Approved" includes loans approved by the lenders whether or not accepted by the applicant.
"Other" includes loan applications that were either withdrawn or closed for incompleteness.
Source: www.LendingPatterns.com™, 2017.

Home Purchase Loans

In 2015, a total of 227 households applied for conventional loans to purchase homes in Seaside. The overall loan approval rate was 61 percent and 18 percent of applications were denied. Fewer applications (78 applications) were submitted for government-backed loans (e.g. FHA, VA) in Seaside. Among applications for government-backed home purchase loans in 2015, 69 percent were approved and 15 percent were denied.

Refinance Loans

Seaside residents filed 750 applications for home refinance loans in 2015 — the most of any loan type. This is likely because many homeowners with adjustable rate mortgages or unfavorable fixed rate mortgages chose to refinance their home loans after federal interest rates were lowered significantly in 2008 as a response to the economic downturn. Approximately 57 percent of these home refinance applications were approved, while about 21 percent were denied.

Home Improvement Loans

Applications for home improvement loans had the lowest approval rates of any loan type. Only 54 percent of these applications were approved and 26 percent were denied by lending institutions in 2015. The large proportion of home improvement loan denials may be explained by the nature of these loans. Most applicants already maintain a mortgage loan and therefore have high debt-to-income ratio to qualify for additional financing.

Governmental Constraints

Local policies and regulations can impact the price of housing and, in particular, affordable housing. Local policies and regulations may include land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other issues. This section discusses potential governmental constraints to housing investment as well as measures to mitigate potential impacts.

1. Land Use Controls

The Land Use Element of the Seaside General Plan sets forth policies for residential development. These land use policies, coupled with zoning regulations, establish the amount and distribution of land to be allocated for different uses. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development. This Housing Element update is part of the comprehensive update to the General Plan. The proposed Land Use Element provides for the following land use designations allow for residential development:

- **Neighborhood Low**: Provides for the retention, maintenance, and development of existing single-family residential neighborhoods. Allowable density is up to eight units per acre (one unit per parcel, plus a second unit where allowed).

- **Neighborhood Medium:** Provides for the development of a wide range of low and moderate density living accommodations, including attached/detached single-family and house-form multifamily structures. Allowable density is up to 15 units per acre.

- **Neighborhood General:** Allows for a variety of residential building types that co-exist in close proximity to one another, including single-family, townhomes, walk-up apartments, and low-rise multifamily residential. Allowable density is up to 30 units per acre.

- **Neighborhood High:** Allows for multifamily residences at a range of densities and building types from townhomes to four-story, multi-unit buildings. Allowable density is up to 45 units per acre.

- **Employment:** Provides area for a range of employment uses to expand and diversify the City's economy. Allows all uses except standalone residential. Allowable Floor Area Ratio (FAR) is 0.65 to 2.5,

- **Mixed Use Low:** 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. Allowable uses include mixed retail/residential, mixed office/residential, and standalone live/work and moderate density residential. Allowable FAR is 2.5.

- **Mixed Use High:** Supports new lively, thriving areas in the City by accommodating multi-story, mixed-use buildings at higher intensity and/or a diverse mix of uses. Provides for vertical and horizontal mixed-use development. Allowable uses include mixed retail/residential, mixed office/residential, and standalone high density residential in certain areas. Allowable FAR is 4.0.

- **West Broadway Urban Village Specific Plan:** Implements the West Broadway Urban Village Specific Plan. Provides for mixed use and standalone high density residential development up to 60 units per acre.

- **Recreational Commercial:** Provides for outdoor recreational facilities. Allowable uses include a limited amount of residential. Allowable FAR is 0.2.

- **Military:** Includes lands retained by the US Armed Forces for on-going military-related activities within the former Fort Ord Boundary. Allowable uses include military housing.

The City will conduct a comprehensive update to the Zoning Ordinance to implement the new General Plan 2040. In the interim, the new General Plan land use designations can be implemented through the existing zoning districts in the current Zoning Ordinance. Table App-33 summarizes the land use designations and zoning districts that either allow residential development as a permitted use or through consideration of a discretionary process, via a Use Permit (UP).

Table App-33: Land Use Designations and Zoning Implementation

General Plan Land Use Designation	Corresponding Zone District(s)
Neighborhood Low	Single-Family Residential (RS-8)
Neighborhood Medium	Single-Family Residential (RS-12)
Neighborhood General	Medium Density Residential (RM)
Neighborhood High	High Density Residential (RH)
Mixed Use Low Mixed Use High	Commercial Mixed-Use (CMX) Community Commercial (CC)
Employment	Regional Commercial (CRG) Heavy Commercial (CH)
Recreational Commercial	Fort Ord Visitor-Serving Commercial District (V-FO)
Military	Military (M)

Source: Seaside Zoning Ordinance, February 2017.
** In the V-FO zone district, property development standards for residential uses shall be those applicable in the RS-8 (Single-Family Residential) zoning district.*

2. West Broadway Urban Village Specific Plan

The West Broadway Urban Village Specific Plan was adopted in 2010 to revitalize the City of Seaside's West Broadway Avenue. The Specific Plan Area is located in the southwest portion of the City, immediately south of the Seaside Auto Mall. Roberts Lake and Laguna Grande are to the southwest, while the Monterey Bay Coastal Recreation Trail and Highway 1 separate the Plan Area from the Bay.

The development standards for the West Broadway Urban Village Specific Plan are established to encourage redevelopment of existing properties into more urbanized, high-intensity uses between three and five stories, with hotels going up to eight stories. The reduced parking requirements for development in the West Broadway Urban Village Specific Plan intend to minimize the impact of parking and re-enforce the intended transit and pedestrian-oriented character.

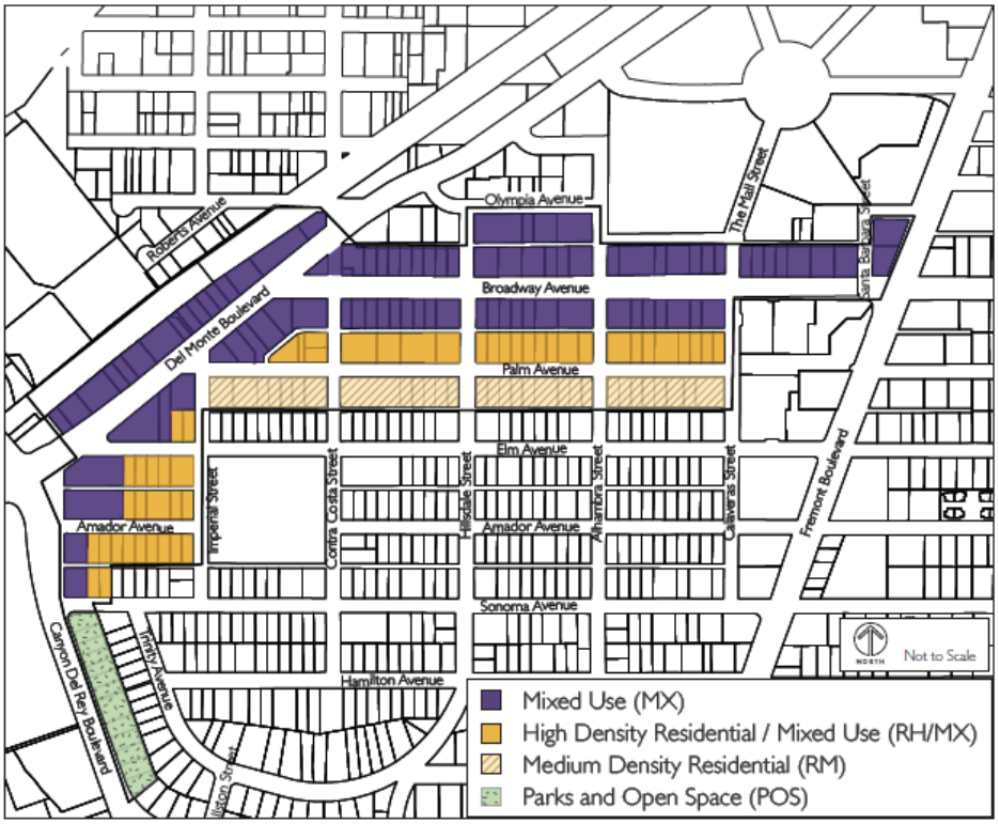
Overall, the Specific Plan anticipates accommodating 213 mixed use residential units and 199 multifamily units in various areas:

- Mixed Use (MX): 30-60 units per acre

- High Density Residential (RH): 20-30 units per acre
- Medium Density Residential (RM): 10-20 units per acre

For all residential and mixed-use development, the parking requirements are 1.5 spaces per unit with two or more bedrooms, and one space per studio or one-bedroom unit.

Figure App-5: West Broadway Urban Village SP – Land Use Designations



3. Inclusionary Housing Program

Inclusionary housing describes a local government requirement that a specified percentage of new housing units be reserved for, and affordable to, lower and moderate income households. The goal of inclusionary housing programs is to increase the supply of affordable housing commensurate with new market-rate development in a jurisdiction. This can result in improved regional jobs-housing balances and foster greater economic and racial integration within a community. The policy is most effective in areas experiencing a strong demand for housing.

The City of Seaside has adopted an Inclusionary Housing Program (IHP) in its Zoning Ordinance (Section 17.32.020) to expand affordable housing options in Seaside. Each residential development, of three or more units, including condominium conversions, is required to provide at least 20 percent of their total units affordable to moderate, low or very low income households. The number of inclusionary units required is determined at the tentative or parcel map stage or at the issuance of a building permit, if a processing map is not required. At least one third of the required inclusionary units must be restricted to low

income households. An additional one third of inclusionary units must be restricted for very low income households and the remaining third can be moderate income. In order to encourage the development of low and very low income housing the City Council has the authority to permit the following equivalents:

1. Each very low income unit is equivalent to two moderate-income units
2. Each low income unit is equivalent to 1.5 moderate income units.

Inclusionary units can be for sale or rental. For sale inclusionary units must be priced at an affordable price with renewed restrictions upon each change of ownership up to the 40-year affordability period. The maximum sale price for the resale of an inclusionary housing unit must be the lower of either the fair market value or the seller's lawful purchase price increased by the lesser of the rate of increase of area median income during the seller's ownership or the rate at which the consumer price index increased during the seller's ownership. Sellers are able to recover the market value of capital improvements made to the property.

The inclusionary housing policy is not a constraint to housing development because it includes reasonable exemptions and fosters the creation of affordable housing. Density bonus units are not included when determining the number of required inclusionary units. Affordable housing developments with units that are very low, low, and moderate income restricted are exempt from the ordinance, as is housing constructed by a government agency and second/accessory dwelling units. The City of Seaside offers three alternatives to developers to satisfy inclusionary housing requirements:

1. Off Site Construction: Units can be constructed off site if the inclusionary units will be located in an area that the Council finds is in greater need of affordable housing.

2. Land Dedication: In lieu of building inclusionary units, a developer can choose to dedicate land to the City suitable for the construction of inclusionary units that the Council determines to be of equivalent or greater value than is produced by applying the inclusionary obligation.

3. Combination: The Council may accept any combination of on-site construction, off-site construction, in-lieu fees and land dedication that at least equal the cost of providing inclusionary units on-site construction. The value of a proposed land dedication will be determined by a City appointed appraiser.

The Council can approve, conditionally approve or reject any alternative proposed by a developer. Any approval or conditional approval must be based on the finding that affordable housing creation would be better served by a proposed alternative. When making a finding, the Council must consider the following:

1. Whether implementation of an alternative would overly concentrate inclusionary units within any specific area and, if so, must reject the alternative unless the undesirable concentration of inclusionary units is offset by other identified benefits that flow from implementation of the alternative is issue; and

2. The extent to which other factors affect the feasibility of prompt construction of the inclusionary units on the property, such as costs and delays, the need for an appraisal, site design, zoning, infrastructure, clear title, grading and environmental review.

A developer can also apply for an adjustment or waiver of inclusionary housing requirements which the Council determines. To receive an adjustment or waiver, the developer must make a showing when they are applying for a first approval for the residential development and/or as part of any appeal that the City provides as part of the process for the first approval. In determining whether a developer is eligible for an adjustment the Council assumes the following:

1. That the developer is subject to the inclusionary housing requirement or in-lieu fee;
2. The extent to which the developer will benefit from inclusionary incentives;
3. That the developer will be obligated to provide the most economical inclusionary units feasible in terms of construction, design, location and tenure; and
4. That the developer is likely to obtain other housing subsidies where such funds are reasonably available.

The Inclusionary Housing Policy does not constrain housing development in the City. During the past few years, the City achieved several affordable housing units through its Inclusionary Housing Policy and Density Bonus provisions:

- **1491 Contra Costa Street:** The three-duplexes (total of six units) developed as Planned Unit Development No. PUD-07-01 are deed restricted for very low and low income households in perpetuity.

- **510 Hilby Avenue:** This four-unit apartment project was a conversion of two commercial offices into apartment units with two existing residential units. One of the units is deed-restricted in perpetuity as housing affordable to a moderate income household.

- **640 Francis Avenue:** This four-unit apartment project was a conversion of two commercial offices into apartment units with two existing residential units. One of the units is deed-restricted in perpetuity as housing affordable to a moderate income household.

A hypothetical development scenario is presented in Table App-34 to demonstrate the economic feasibility of the City's Inclusionary Housing Program. As the calculations below demonstrate, a moderate income restricted unit will generate more rental income than a market rate unit, offsetting a portion of the subsidies for the low income units. A moderate income household can afford to pay between $1,164 and $1,723 per month in rent (Table App-18). The rents for a market rate unit as well as the designated moderate-income units are both affordable to moderate income households.

Table App-34: Proposed Affordable Housing Scenario, 2016				
Unit Affordability	**Approx. Unit Size**	**Monthly Rent w/ Tenant-Paid Utilities[1]**	**Utility Allowance[2]**	**Monthly Rent w/ Landlord-Paid Utilities**
Low-Income	675 sf	$1,143	$169	$974
Moderate-Income	793 sf	$1,711	$169	$1,542
Market Rate	914 sf	N/A	N/A	$1,405

Source: City of Seaside, 2016.

As of May 2017, there are 29 verified properties in Seaside with resale restriction agreements in place as a result of prior loan program conditions, development subsidies, or lot size conditions via ordinance.

Notes:

- *Based on Monterey County Housing 2016 Rental & Income Limits and Maximum Monthly Housing Cost (Rent+ Utility Allowance) for a one-bedroom apartment..*
- *Based on Housing Authority of Monterey County, Housing Choice Voucher Program Allowances for Tenant-Purchased Utilities and Other Services, effective January 1, 2017.*
- *Includes gas space heating, gas cooking, gas water heating, water, sewer, other electric, trash collection, range, refrigerator, and microwave for a one-bedroom apartment.*
- *Based on info from rental survey.*

4. Residential Development Standards

Seaside regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, implement the policies of the City's General Plan, and preserve the character and integrity of neighborhoods. Table App-35 summarizes the current and most pertinent residential development standards in Seaside. Upon completion of the General Plan update, the City will embark on a comprehensive update to the Zoning Ordinance, with appropriate development standards to implement the new General Plan land use policy.

Table App-35: Residential Development Standards								
Standard	**RS-8**	**RS-12**	**RM**	**RH**	**V-FO***	**CRG**	**CMX, CC**	**CH**
Min. Lot Size	5,500 sf	3,750 sf	3,750 sf	3,750 sf	5,500 sf	20,000 sf	4,000 sf	12,000 sf
Min. Lot Width	40’		50’	50’	40’	100’	40’	100’
Max. Density	8 dua/1 du per parcel		15 dua/3 du per site	25 dua	10 dua	Mixed-use; Max. density determined during approval process.	25 dua	Mixed use; Max. density determined during approval process.
Setbacks								
Front	15’		15’	15’	15’	0’	0’	10’
Side - Interior	5’ minimum, 10’ combined; 10’ (common wall or zero lot line)		Single Dwellings: 5’ (<24’ tall); 15’ combined with 5’ on one side (>24’ tall); 10’ (common wall or zero lot line) Other Buildings: 5’ (<24’ tall), 30’ combined, with 12’ on one side (>24’ tall)	Single Dwellings: 5’ (<24’ tall); 15’ combined with 5’ on one side (>24’ tall); 10’ (common wall or zero lot line) Other Buildings: 5’ (<24’ tall); 30’ combined, with 12’ on one side (>24’ tall)	5’ minimum, 10’ combined; 10’ (common wall or zero lot line)	30 ft total, 18 ft minimum on one side and 12 ft minimum on the other.	0’	0’
Side – Street	10’		10’	10’ (single dwellings) 15’ (other buildings)	10’	0’	0’	0’
Rear	15’		15’	15’ (<24’ tall) 20’ (>24’ tall)	15’	0’	0’	0’
Max. FAR	0.45[1]		0.45[1]	0.45[1]	0.45[1]	3.0 for hotels;	2.0[2]	0.50

Table App-35: Residential Development Standards								
Standard	**RS-8**	**RS-12**	**RM**	**RH**	**V-FO***	**CRG**	**CMX, CC**	**CH**
						1.0 for other uses		
Max. Lot Coverage[3]	65%		65%	60%	65%	90%	90%	90%
Min. Open Space	None		Single-family: None Multifamily, 2-3 du: 200 sf common plus 150 sf/du private	Single-family: None Multifamily, 2-4 du: 200 sf common plus 150 sf/du private; 5-10 du: 500 sf common plus 150 sf/du private	None	N/A	N/A	N/A
Max. Height	24'[4][5]		24'[4][6] 36'[7]	24'[4][6] 48'[7]	24'[4][5]	Lesser of 6 stories or 72 ft	4 stories or 48'	Lesser of 3 stories or 36 ft

Source: Seaside Zoning Ordinance, 2017
dua = dwelling units per acre
**property development standards for residential uses in VF-O shall be those applicable in the RS-8 (Single-Family Residential) zoning district.*
Notes:
1. *Exclude garages up to 440 sf from FAR calculations.*
2. *FAR for CC district is 2.0 in Broadway Corridor; 0.50 elsewhere in CC district.*
3. *Buildings and pavement.*
4. *Architectural Review approval required for structures over 18' tall.*
5. *Maximum 30' height if height is compatible with lot size and surrounding properties, consistent with building size, and allows for exceptional architectural design.*
6. *Single-Family, Duplex, and Triplex units*
7. *Multifamily units*

Lot Standards

The minimum lot sizes for residential lots in Seaside range from 3,750 square feet to 5,500 square feet. The RS-12, RM, and RH zones allow small lots of 3,750 square feet for single-family as well as high density residential units. The commercial mixed-use zones (CMX and CC) allow a minimum lot size of 4,000 square feet, while the RS and V-FO zones both have minimum lot sizes of 5,500 square feet. The CH and CRG zones require a minimum lot size of 12,000 sf and 20,000 sf, respectively. Lot widths are 40 feet in the RS, commercial zones, and V-FO, and are 50 feet in the medium and high density residential zones, and 100 feet in the CRG and CH zones. These minimum lot size standards are typical and cover the majority of the City and do not constrain residential development.

Lot Coverage

The Zoning Ordinance establishes a maximum lot coverage of 65 percent for the RS, RM, and V-FO zones and 60 percent for the RH zone. Commercial zones where residential uses are allowed set a maximum lot coverage of 90 percent for residential and residential mixed-use developments. The City's lot coverage standards are typical, and the larger the lot, the more feasible to achieve the maximum allowable density.

Yard Setbacks

Commercial mixed-use zones in Seaside have no setback requirements, except in the CH (10-foot front setback) and CRG (30-foot total side setback combined total) zones. All residential zones and the V-FO zone have a 15-foot front setback, 10- to 15-foot side setbacks, and 15- to 20-foot rear setbacks. These setbacks are intended to create a safe and visually cohesive aesthetic to residential development throughout the City.

Height Limits

Seaside allows building heights up to 24 feet in low density residential zones and in the V-FO zone, accommodating up to two stories with review approval. Multifamily units can be as high as 36 and 48 feet in the medium and high density residential zones, respectively. Commercial zones where residential uses are permitted can accommodate buildings up to 72 feet (lesser of six stories). These height limits can accommodate three- to four-story buildings, allowing the achievement of maximum permitted densities.

Parking Standards

In addition to the development standards identified above, Seaside requires a certain number of parking spaces to be provided for each new residential unit. The requirements are identified in Table App-36. Typically, the cost associated with parking construction (particularly covered parking) can be viewed as a constraint to affordable housing development, particularly for multifamily housing. Seaside's parking requirements are designed to accommodate vehicle ownership rates associated with different residential uses. The City also offers reduced parking requirements for senior housing. Overall, the City's parking standards for multifamily and senior housing developments are generally comparable to the basic parking standards established by the State density bonus law for affordable housing projects. Furthermore, new State Density Bonus provisions require additional reductions in parking requirements if the project is located close to public transportation.

Table App-36: Parking Standards	
Unit Type	**Parking Spaces Required**
Single-Family Attached	2 covered spaces within a garage per unit, plus 1 space for guest parking
Single-Family Detached	2 covered spaces within a garage per dwelling unit
Duplex, Triplex, Fourplex	1 covered space per dwelling unit, plus 1 space for each 2 units for guest parking
Emergency/ Transitional Shelter	Determined by Use Permit
Live-Work Unit	2 spaces for each unit, one covered space for the living space and one space for the work space for use by customers or guests
Multiple-Family (except condominiums)	1 covered space per dwelling unit, plus 1 space for each 2 units for guest parking (units up to 1,800 sf) 2 covered spaces for each unit, plus 1 covered or uncovered space for each 2 units for guest parking (units greater than 1,800 sf)
Condominiums	2 covered spaces per unit, plus 1 space for guest parking
Mobile Homes	If outside mobile home park, 1 space per home; if within mobile home park, 2 spaces per home plus 1 guest space per 4 homes
Senior Housing	1 space per unit with half the spaces covered, plus 1 space for each 10 units for guest parking
Residential Care Facility	1 covered space for each 2 residential units, plus 1 covered or uncovered space for each 4 units for guests and employees
Residential Second Unit	1 covered or uncovered space

Source: City of Seaside Zoning Ordinance, Section 17.34.040, Table 3-8 Parking Requirements by Land Use July 2016.

5. Flexibility from Development Standards

Seaside provides several mechanisms to maintain flexibility in development standards. This flexibility is an important means to address limitations inherent at a specific site (e.g., topographic, geographic, physical, or otherwise), as well as provide a means to address other important goals and objectives of the City Council, such as providing affordable housing for all income groups.

Planned Development Permit

The Planned Development Permit is intended to provide for flexibility in the application of Zoning Ordinance standards to proposed development under limited and unique circumstances. The purpose is to allow consideration of innovation in site planning and other aspects of project design, and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Zoning Ordinance standards would produce without adjustment.

Density Bonus Ordinance

A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. State law also entitles developers of eligible affordable and senior housing to at least one regulatory concession or incentive. Density bonuses, together with the

incentives and/or concessions, result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible.

The City's Density Bonus Ordinance was last updated in 2013. Since then, several changes have been made to the State Density Bonus law. These include:

- **AB 2222:** Eliminates density bonuses and other incentives previously available unless the developer agrees to replace pre-existing affordable units on a one-for-one basis. Increases the required affordability period from 30 years to 55 years for all density bonus units. Furthermore, if the units that qualified an applicant for a density bonus are affordable ownership units, as opposed to rental units, they must be subject to an equity sharing model rather than a resale restriction.
- **AB 2501:** Makes changes to: the timeline for processing application for a density bonus; electing to accept no density increase; and determining the value of concessions and incentives.
- **AB 2556:** Clarifies the replacement requirements as established by AB 2222.
- **AB 2442:** Requires a density bonus be granted for a housing development if applicant agrees to construct housing for transitional foster youth, disabled veterans, or homeless person.
- **AB 1934:** Provides a density bonus to a commercial development if the developer enters into an agreement for partnered housing either as a joint project or two separate projects encompassing affordable housing.

The City of Seaside will update its density bonus ordinance to comply with these new provisions as part of the comprehensive update to the Zoning Ordinance to implement the new General Plan.

Mixed-Use Districts

The City permits multifamily housing and mixed-use projects with a residential component in the CMX, CC, and CRG, CH zones, with the approval of a Use Permit. These districts permit residential development in conjunction with certain office and/or commercial uses within potential pedestrian- and transit-oriented activity centers. Seaside's mixed-use districts have been used successfully to combine apartments with retail and offices along major thoroughfares. This development trend is a return to the mixed land use pattern of older downtown areas.

Design Flexibility of Substandard Lots

This option provides relief from established zoning requirements for single family units on substandard lots. The standards allow exceptions to setback requirements in exchange for architectural design features to enhance the development and maximize use of remaining open space on the property. This provision of the Zoning Ordinance has been used on several occasions to foster development on lots which otherwise could not be developed.

In summary, the City of Seaside provides design flexibility in its Zoning Ordinance to facilitate and encourage infill development and housing opportunities in single-family, multifamily, and commercial zones. These incentives can be used to mitigate any potential impact of residential development standards on the cost and affordability of housing. As later illustrated in the three conceptual site plans, development standards in the City can facilitate

a variety of housing types and densities, including family apartments, senior apartments, and townhomes/condominiums.

6. Coastal Zone

Pursuant to State law, a jurisdiction must maintain records of affordable housing in the Coastal Zone. Specifically, demolition of housing units previously occupied by low and moderate income households must be replaced. However, several exceptions apply:

- The conversion or demolition of a residential structure that contains fewer than three dwelling units, or, in the event that a proposed conversion or demolition involves more than one residential structure, the conversion or demolition of 10 or fewer dwelling units.
- The conversion or demolition of a residential structure for purposes of a nonresidential use which is either "coastal dependent" or "coastal related" uses such as visitor-serving commercial or recreational facilities, coastal-dependent industry, or boating or harbor facilities.
- The conversion or demolition of a residential structure located within the jurisdiction that has less than 50 acres of vacant, privately owned land available for residential use within the coastal zone or three miles from the coastal zone.
- The conversion or demolition of a residential structure located within the jurisdiction, where a procedure has been established to allow an applicant for conversion or demolition to pay an in-lieu fee for affordable housing development.

Although a portion of Seaside is located in the Coastal Zone, privately held vacant lands designated for residential uses do not total more than 50 acres. Furthermore, most demolition activities that had occurred involved structures of fewer than three units.

The Del Monte Subarea encompasses roughly nine acres of urban area along Del Monte Boulevard from its intersection with Canyon Del Rey (Highway 218) to its intersection with West Broadway Avenue to the northeast. Roberts Lake and Laguna Grande Subareas are to the southwest, and the Beach Subarea is to the northeast on the opposite side of Highway 1 and the Monterey Bay Coastal Recreational Trail.

The Del Monte Subarea includes the Southern Pacific Railroad right-of-way, which is to become the future location of a multimodal transit hub. The West Broadway Urban Village (WBUV) Specific Plan, including the Del Monte Subarea, was adopted in 2010. The goal of the Specific Plan is to revitalize and enhance the Del Monte Boulevard and West Broadway Avenue urban area through creation of a pedestrian-friendly Urban Village. The Specific Plan envisions the area between the railroad right-of-way and Del Monte Boulevard to be an active mixed-use commercial corridor that promotes connectivity and provides supporting uses to the future multimodal transit station and the existing and planned hotels on Canyon Del Rey Boulevard. The Del Monte Subarea current land uses include commercial and light industrial uses.

Projects proposed within the Coastal Zone are required to obtain a costal permit, either a Coastal Administrative Permit (CAP) or a Coastal Development Permit (CDP) approval from the California Coastal Commission in addition to a planning permit. When required, a Coastal

Development Permit application shall be submitted to the Coastal Commission after the required City planning permit has been approved.

7. Provisions for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify sites to be made available through appropriate zoning and implement development standards to encourage and facilitate the development of housing for all economic segments of the community. This includes single-family homes, multifamily housing, secondary dwelling units, manufactured housing, mobile homes, transitional housing, farm worker housing, and emergency shelters.

Seaside provides for a wide range of housing types throughout the community. Table App-37 summarizes the housing types permitted in each of the City's primary residential zones. Each residential use is designated by a letter denoting whether the use is permitted by right (P), requires a Minor Use Permit (MUP), Use Permit (UP), or is not permitted (--).

Table App-37: Residential Uses Permitted in Major Zones

Housing Type	RS	RM	RH	CMX	CC	CRG	CH	V-FO*	M
Single-Family, Detached	P	P	P	--	--	--	--	P	--
Single-Family, Detached (affordable)	P	P	P	--	--	--	--	P	--
Single-Family, Attached	UP	UP	UP	--	--	--	--	UP	--
Single-Family, Attached (affordable)	UP	UP	--	--	--	--	--	UP	--
Condominium/Common interest residential subdivision	UP	UP	UP	-	-	-	--	UP	-
Multifamily, 2 or 3 units	--	P	P	UP	--	--	--	--	--
Multifamily, 4+ units	--	--	P	UP	--	--	--	--	--
Mixed Use project with a residential component	--	--	--	MUP	UP	UP	--	--	--
Organizational house (e.g. sorority, monastery, etc.)	--	UP	UP	--	--	--	--	--	--
Residential Care Facility (6 or fewer)	P	P	P	--	--	--	--	P	--
Residential Care Facility (7 or more)	UP	UP	UP	--	UP	--	--	UP	--
Residential Second Units	P	P	P	--	--	--	--	P	--
Live-Work Units	--	--	--	--	--	--	UP	--	--
Mobile Home Parks	UP	UP	UP	--	--	--	--	UP	--
Emergency/Transitional Shelter	UP	UP	UP	UP	--	--	--	UP	--
Military Housing	--	--	--	--	--	--	--	--	P

**property development standards for residential uses in VF-O shall be those applicable in the RS-8 (Single-Family Residential) zoning district.*
Source: City of Seaside Zoning Ordinance, July 2016.

Single-family Units

Single-family homes are permitted in the RS, RM and RH zones. The RS (Single-Family Residential) zone is applied to areas of the City that are appropriate for neighborhoods of detached single-family dwellings, surrounding the more densely developed core of the City. The RM (Medium Density Residential) Zone is applied to areas of the City that are appropriate for neighborhoods with a variety of housing types including attached and detached single-

family dwellings, duplexes and triplexes and some condominiums. The RH zone (High Density Residential) is applied to areas of the City that are appropriate for a mixture of multifamily housing, including apartments, townhomes and condominiums and personal offices, convalescent homes and care facilities.

The Seaside Zoning Ordinance defines single-family dwelling as a building designed for and/or occupied exclusively by one family. Single-family dwellings include, among more common types, factory built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, when placed on a permanent foundation system. Attached single-family dwellings include condominiums and rowhouses. Attached single-family dwellings are only permitted with a Use Permit in the same three zones, i.e., RS, RM, and RH. Affordable attached single-family dwellings also require a Use Permit, but are only permitted in the RS and RM zones. Specifying that affordable attached single-family homes are not permitted in the RH zone while market-rate units are permitted via a Use Permit in all residential zones may be interpreted as a potential constraint to affordable housing development. As part of the comprehensive update to the Zoning Ordinance, the City will ensure consistent provisions for market-rate and affordable attached single-family homes.

Multifamily Units

Multifamily units are dwellings that are part of a structure containing one or more other dwelling units, or a non-residential use. An example of the latter is a mixed-use project where, for example, one or more dwelling units are part of a structure that also contains one or more commercial uses (retail, office, etc.). Multifamily dwellings include: duplexes, triplexes, fourplexes (buildings under one ownership with two, three or four dwelling units, respectively, in the same structure); apartments (five or more units under one ownership in a single building); and townhouse development (three or more attached dwellings where no unit is located over another unit), and other building types containing multiple dwelling units (for example, courtyard housing, rowhouses, stacked flats, etc.). The Zoning Ordinance definition of multifamily housing does not include condominium units.

According to the Department of Finance, as of January 2016, multifamily housing units, plus condominium units, constituted approximately 32 percent of Seaside's housing stock. The Zoning Ordinance provides for multifamily developments by-right in the RM and RH zones at 15 and 25 units per acre, respectively.

Condominium/Common-Interest Residential Subdivision

As defined by Civil Code Section 1715, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map. Seaside allows Residential condominium and common-interest residential subdivision development in the three residential zones (RS, RM, and RH) with a conditional use permit.

Mixed-Use

Mixed-use projects combine both commercial and residential uses, where the residential component is typically located above the commercial use. Mixed-use development is conditionally permitted in the CMX, CC, CRG, and CH zones. Mixed-use projects require approval of a Minor Use Permit by the Zoning Administrator or Planning Commission in the

CMX district, whereas these developments require approval of a Use Permit by the Planning Commission in the CC, CH and CRG zones.

Residential Care Facilities

Residential care facilities include a single-dwelling or multi-unit facility licensed or supervised by a Federal, State, or local health/welfare agency, which provides 24-hour nonmedical care of unrelated persons who are disabled and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment.

Small residential care facilities are permitted by right in the RS, RM and RH zones and large residential care facilities are permitted via a Use Permit in the RS, RM, RH, and CC zones. In order to obtain a Use Permit the following must be found by the Planning Commission (Section 17.62.070 of the Zoning Ordinance):

- The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity;
- The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
- Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

The Commission can also impose reasonable conditions to ensure that the applicant will comply with all findings.

Residential Second/Accessory Dwelling Units

A “Residential Second Unit” (also known as a granny flat) is a second permanent dwelling that is accessory to a primary dwelling on the same site. As defined by the Seaside Zoning Ordinance, a second unit or carriage house provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and, if attached to the primary dwelling, provides exterior access separate from the primary dwelling. This definition includes guest houses. Second units may be an alternative source of affordable housing for lower income households and seniors.

The City adopted a second unit ordinance in 2006 to allow Residential Second Units in the RS, RM, and RH districts with a ministerial permit. The Building Division of the Community Development Department issues a building permit for a second unit if all building permit submittal requirements are met, and if it conforms to the performance standards contained in Section 17.52.230 of the Zoning Ordinance.

In 2016, several changes have been made to the State Second Unit law, now referred to Accessory Dwelling Unit (ADU) law. The City will be revising the Zoning Ordinance to comply with State Law.

Manufactured Housing

Pursuant to State law, manufactured housing placed on a permanent foundation is permitted in all residential zones. Such housing is subject to the same development standards and design review criteria as stick-built housing as set forth by the zoning district. Manufactured housing is included in the City's definition of single-family dwellings and is permitted in all residential districts, as long as all development standards of section 17.52.170 are met. These include design, aesthetic and construction standards.

Emergency Shelters

Currently, the Zoning Ordinance defines the term "Emergency Shelter" as "a facility for the temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency." Emergency shelters are permitted in Seaside according to the conditions in section 17.52.100 of the Zoning Ordinance. The emergency shelter ordinance creates Category 1 and Category 2 shelters. Category 1 shelters are for families and/or single women with children and are conditionally permitted in the R-S8 and R-S12 zones. Category 2 shelters are for single men and single women and may be conditionally permitted in the RM zone. The ordinance also provides flexibility in allowing temporary emergency shelters for the homeless in other zones based on applicable criteria and Planning Commission approval.

Pursuant to changes to State law (SB 2, enacted 2007), the City's existing emergency/transitional shelter provisions must be amended to reflect changes the State has mandated that local jurisdictions must allow by right without any discretionary approvals. Section 50801(e) of the California Health and Safety Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person. SB 2 requires that local jurisdictions make provisions in the Zoning Ordinance to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one shelter. Local jurisdictions however, may establish standards for the following to regulate the development of emergency shelters:

- The maximum number of beds/persons permitted to be served nightly;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

The City will amend the Zoning Ordinance to permit emergency shelters by right in the zone(s) that correlate to Mixed-Use Low, Mixed-Use High, and Residential High, and/or Employment as part of its comprehensive update to the Zoning Ordinance. Properties in these zones are located along the City's major transportation corridors and therefore have easy access to public transportation. As shown in the Housing Resources section vacant and underutilized Mixed-Use Low and Mixed-Use High properties total more than six acres, adequate to accommodate at least one emergency shelter.

Transitional Housing

State law (SB 2) requires local jurisdictions to specifically address the provisions for transitional housing. California Government Code defines "transitional housing" as "buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance" (California Government Code Section 65582(h).

Pursuant to SB 2, transitional housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). As part of the comprehensive Zoning Ordinance update, the City will amend the Ordinance to define transitional housing pursuant to California Government Code Section 65582(h) and to permit transitional housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone and in compliance with the occupancy limitations of Title 24 of the California Code of Regulations.

Supportive Housing

State law (SB 2) also requires local jurisdictions to address the provisions for supportive housing. California Government Code (Section 65582) defines "supportive housing" as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." The target population, according to the Government Code Section, means "persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals existing from institutional settings, veterans, and homeless people."

Pursuant to SB 2, supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). As part of the comprehensive Zoning Ordinance update, the City will amend the ordinance to define supportive housing pursuant to California Government Code Sections 65582(f) and (g), and to permit supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

8. Housing for Persons with Disabilities

Housing options for persons with disabilities are often limited. The Americans with Disabilities Act (ADA) came into effect in 1990. Multifamily housing built prior to 1990 does not typically include accessible units on the ground floor. Few rental housing units in Seaside are accessible and ADA does not cover single-family homes. Rehabilitation to accommodate the accessibility needs of disabled residents is needed, particularly to the older housing stock. Therefore, it is important that City's codes, policies and regulations are free of undue

constraints to encourage rehabilitation of the existing housing stock and to comply with ADA requirements.

Land Use Controls

Small family homes, foster family homes, and adult day care, and adult residential facilities providing care to six or fewer adults are permitted by right in the RS, RM and RH zones. Residential care facilities for seven or more people and adult day cares are also permitted with a Use Permit in the RS, RM, RH, and CC zones. The City has not adopted any spacing or concentration requirements for residential care facilities.

According to the State Department of Social Services, as of February 2017, several licensed residential care facilities are located in Seaside:

- Adult Residential Care: One facility totaling 22 beds
- Residential Care for the Elderly: Two facilities with 50 beds

This Housing Element update includes a program to amend the Zoning Ordinance to address provisions for emergency shelters, transitional housing, supportive housing, and SRO units. The City will not adopt a spacing or concentration requirement for these facilities. These amendments will expand housing opportunities for persons with disabilities.

Approval Procedures

Small residential care facilities are permitted by right in residential zones and large residential care facilities are permitted via a Use Permit in the RS, RM, RH, and CC zones. For approval of Use Permit, the Planning Commission must determine that the development standards of the building are suitable to the zone and that the use is not detrimental to the community, as discussed above. The procedures do not apply to the status as "disabled" housing and apply to similar housing that is not intended for persons with disabilities. Approval procedures for small residential care facilities are no different from traditional residential uses, such as single- or multifamily. As part of the comprehensive update to the Zoning Ordinance, provisions for transitional and supportive housing will be amended to reflect approval through the same processes as other similar housing types in the same zone.

Definition of Family

Local governments sometimes restrict access to housing for households failing to qualify as "family" by the definition specified in a city's Zoning Ordinance. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.[9] Seaside's Zoning Ordinance does not define family and, hence, does not restrict access.

[9] California courts (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a "family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality and therefore violated rights of privacy under the California Constitution.

Reasonable Accommodations Procedure

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents who have mobility impairments. Another example would be to waive the maximum lot coverage requirement to allow a disabled person to create a bedroom on the ground floor.

The City of Seaside currently includes a reasonable accommodation for disabled persons as a cause for a Minor Use Permit (17.62.070.g and 17.62.080.f.3). The procedure requires applications to include the current use of the property in question, a description of the accommodation required and the basis for the claim that the applicant is considered disabled, a detailed explanation of why the accommodation is reasonable and necessary to afford the applicant an equal opportunity to use and enjoy a dwelling in the City.

This procedure of requiring a Minor Use Permit is considered potentially constraining to housing for persons with disabilities, since the public hearing process before the Zoning Administrator means added time and costs for the disabled applicants. As part of the comprehensive Zoning Ordinance update, the City will amend the reasonable accommodation procedure to provide flexibility in the application of planning and development regulations for disabled residents via an administrative procedure.

Building Codes

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multifamily buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking spaces is required.

No unique Building Code restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the City's Municipal Code, California Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building and Safety Department as a part of the building permit submittal.

Conclusion

The Zoning Ordinance will be updated comprehensively by 2018 following adoption of the new General Plan. The Zoning Ordinance update will address emergency shelters, transitional housing and supportive housing. The City will also amend the Zoning Ordinance to process reasonable accommodation requests via an administrative procedure. With these revisions, no policy or regulation of the City of Seaside serves to constrain housing for persons with disabilities.

9. Development Permit Procedures and Processing Times

The evaluation and review process required by local jurisdictions often contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. Seaside's development approval process is designed to further housing development. Together, the following figures and Table App-38 and Table App-39 show the type of approvals required for the most common types of residential development as well as the reviewing bodies.

Single-family detached units, both market rate and affordable, are permitted by right in residential zones and require an architectural review only if the buildings are taller than 18 feet or meet any of the requirements listed in the discussion of the architectural review process below.

Single-family attached housing requires a Use Permit, however, and affordable single-family attached housing is not permitted in the RH zone. Requiring a Use Permit for attached single-family development in lower density residential zones and not permitting affordable single-family attached housing in the RH zone while permitting market rate single-family attached housing may both be considered constraints. The City will amend the Zoning Ordinance to have consistent provisions for market-rate and affordable attached single-family homes as part of the comprehensive update to the Zoning Ordinance.

Figure App-6: Permitting Process for Single-Family Detached Housing

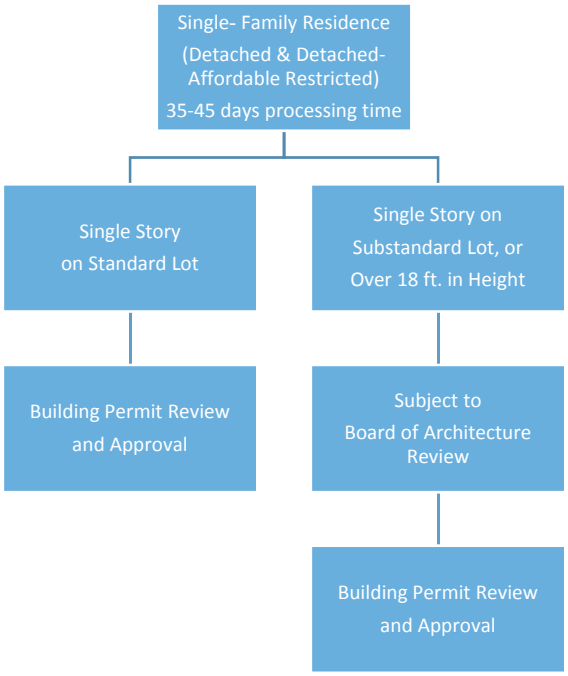
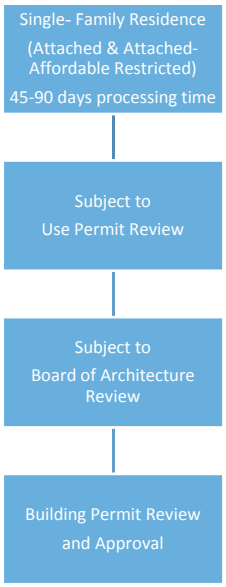
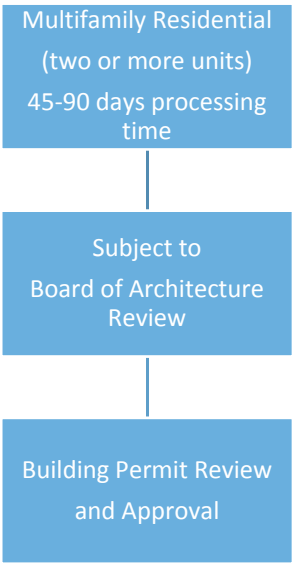


Figure App-7: Permitting Process for Single-Family Attached Housing



Small multifamily housing, of two or three units, is permitted by right in the RM and RH zones with architectural review depending on the specifications of the project. Large multifamily development of four or more units requires the same approvals but is only permitted in the RH zone.

Figure App-8: Permitting Process for Multifamily Housing



The permitting processes shown in Figure App-6, Figure App-7, and Figure App-8 are dependent on the zone the housing is located in, especially in the case of multifamily housing.

Table App-38: Approval Required

Housing Type	RS	RM	RH
Single-Family, Detached	• Permitted by right • Architectural review required on all new construction, additions to existing structures that result in a height of greater than 18 feet, and all new second-story elements including decks, roofs, projections, etc., on a substandard lot or includes public financing.		
Single-Family, Detached (affordable)	• Permitted by right • Architectural review required on all new construction, additions to existing structures that result in a height of greater than 18 feet, all new second-story elements including decks, roofs, projections, etc. , on a substandard lot or includes public financing.		
Single-Family, Attached	• Use Permit is required • Architectural review required on all new construction, additions to existing structures that result in a height of greater than 18 feet, and all new second-story elements including decks, roofs, projections, etc., on a substandard lot, or includes public financing.		
Single-Family, Attached (affordable)	• Use Permit is required • Architectural review required on all new construction, additions to existing structures that result in a height of greater than 18 feet, and all new second-story elements including decks, roofs, projections, etc., on a substandard lot or includes public		• Not Permitted

	financing.		
Multifamily, 2 or 3 units	• Not Permitted	• Permitted by right. • Architectural review is required on all new construction and additions of 50 percent or greater to existing structures.	
Multifamily, 4+ units	• Not Permitted		• Permitted by right. • Architectural review is required on all new construction and additions of 50 percent or greater to existing structures.

Source: City of Seaside Zoning Ordinance, 2017

The Planning Department has established a time table for processing applications consistent with California's Permit Streamlining Act. Review of the application for completeness is made within one week and the applicant is notified of any missing elements of the application. If the project is not categorically exempt and requires an initial study, the study is completed and posted with the County recorder within one week of the completion of the IS in order to meet the required review period. Simple projects are processed through the Board of Architectural Review, and if necessary, posted for public hearing and considered by the Planning Commission within six weeks of the application being deemed complete. If the application requires City Council approval (zoning amendment, General Plan amendment, or an appeal) the application is usually placed on the next possible City Council Agenda.

Table App-39: Permit Process

Permit Type	Approval Body	Appeal Body	Public Hearing	Estimated Processing Time
Use Permit	PC	CC	Yes	60-90 days
Minor Use Permit	ZA	PC/CC	If requested	60 days
Variance	PC	CC	Yes	60-90 days
Minor Variance	ZA	PC/CC	If requested	60 days
Architectural Review	BAR	PC/CC	No	60 days
Planned Development	PC	CC	Yes	60-90 days

BAR = Board of Architectural Review
CC = City Council
PC = Planning Commission
ZA = Zoning Administrator

A typical single-family development can be processed between 35 and 90 days when an application is deemed complete. A typical multifamily project can be processed within 90 days from the date the application is deemed complete. The City works to expedite project review and approval.

Use Permits

The Seaside Zoning Ordinance specifies that the purpose of a use permit is to ensure the proper integration of uses which, because of their special nature, may be suitable only in certain locations; and provided such uses are arranged or operated in a particular manner.

The Use Permit and Minor Use Permit are for the discretionary review of uses and activities that may be appropriate in an applicable zone, but whose effects on a site and surroundings cannot be determined before being proposed for a specific site. Minor Use Permit approval may be considered only for a project that is exempt from the California Environmental Quality Act (CEQA). A Use Permit is reviewed by the Planning Commission, whereas a Minor Use Permit is reviewed by the Zoning Administrator. Findings and decisions are based on the following criteria:

- The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity;
- The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
- Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

A Use Permit is typically processed within eight weeks for approval by the Planning Commission and ten weeks if City Council approval is also required. City Council approval is generally only required upon appeal. For the Minor Use Permit, a public hearing before the Zoning Administrator is required. However, these processing times do not add substantial time or cost to the processing of a project and are not considered a constraint to development.

Variances

Variance and Minor Variances allow alterations of development standards as they apply to particular uses when practical difficulties and unique physical hardships on the property unduly prevent the proposed development from occurring if the strict interpretation and enforcement of zoning codes is applied. A variance may be granted, or variances may be required in particular cases for building setbacks, height, bulk and density, parking, landscaping, walls and fencing and business operation. Variances may not be granted for land uses, residential density, specific prohibitions (such as prohibited signs and procedural requirements), or other economic considerations.

A Variance is reviewed by the Planning Commission and a Minor Variance is reviewed by the Zoning Administrator. A Minor Variance provides relief from the Zoning Ordinance for the following requirements up to a maximum reduction of 10 percent:

- Distance between structures;
- Parcel dimensions (not area);
- Setbacks;
- Structure height; or
- On-site parking, loading, and landscaping.

A public hearing is required for a Variance and required if requested for a Minor Variance. A Variance can take approximately two months to process. Findings and decisions are based on:

- There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and within the same zone;
- The approval of the Variance or Minor Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone; and
- The Variance or Minor Variance is consistent with the General Plan, and any applicable specific plan.

Architectural Review

Architectural review is intended to improve the aesthetic appearance of open spaces and structures, especially those visible from the public rights-of-way, and to establish design standards and policies promoting and enhancing good design. Architectural review is required for the following projects:

- Nonresidential, multifamily residential, and mixed-use projects: all new construction and additions of 50 percent or greater to existing structures;
- Single-family residential projects: all new construction, additions to existing structures that result in a height of greater than 18 feet, and all new second-story elements including decks, roofs, projections, etc.;
- Landscape and irrigation plans for new construction of multifamily residential, commercial, and other nonresidential development;
- Residential subdivisions resulting in two or more dwellings;
- Publicly financed projects administered by the City;
- Master sign programs and murals as required by 17.40.080.D, or signs proposed within the City that are determined by the Zoning Administrator not to be professionally rendered or in strict compliance with Chapter 17.40 (Signs) or an existing master sign program previously approved by the Board of Architectural Review; provided, that each sign complies with the requirements of Chapter 17.40 (Signs); and
- Satellite dish antennas greater than one meter in diameter;
- Any change(s) to projects that previously received Architectural Review approval from the Board of Architectural Review that cannot be approved by the Zoning Administrator in accordance with Section 17.64.090 (Changes to an Approved Project).

Architectural review is conducted by the Board of Architectural Review (BAR) and is usually conducted after all other Commission and Council approvals are in place. In cases where the Commission and City Council need to receive a recommendation on the design of a special or unusual project, the BAR would then conduct its review first. The BAR considers all aspects of architecture, landscape and lighting and may impose conditions of approval. The process

ensures that the architectural review is focused on the aesthetics of the project. Specifically, the Zoning Ordinance identifies three aspects of review:

- Architectural considerations
- Landscape considerations
- Light considerations

In making its decisions, the BAR can impose conditions it deems reasonable and necessary to protect the best interests of the surrounding areas, as well as to further the public health, safety and general welfare of the community. The BAR can adopt, by resolution, subject to ratification by the Planning Commission, measures to streamline the review and approval of minor changes.

The City of Seaside provides the Single-Family Residential Design Guidelines on its website. The purpose of the document is to assist staff, the public and decision-makers through the architectural review process by clearly defining the City's expectations for design quality, use of materials and architectural imagery. These Design Guidelines are also used by the BAR in the case of formal architectural review as their guidelines for approving a single-family project. The guidelines are designed to reinforce policies set out in the General Plan including improving the physical appearance of residential neighborhoods and protecting the character of single-family neighborhoods by restricting out-of-scale buildings, incompatible uses and designs, blocked views and/or access to sunlight and excessive through traffic. The Design Guidelines are summarized below:

1. Site Planning
    a. Front Yard Coverage, Landscape and Hardscape
        - Enhance neighborhood character by enhancing the minimized paved surfaces in front yards and maintain landscaped areas.
        - Encourage drought-tolerant and low water usage plants artfully installed.
    b. Garage Placement
        - Street frontages dominated by front-loaded garages are detrimental to the sense of a people-friendly and pedestrian-oriented neighborhood.
        - Side-accessed, alley-accessed and detached rear garages are encouraged to diminish the visual impact of the garage along street frontages.
    c. Driveways
        - Provide adequate space between driveways (at least 18 inches) and minimize visual impact.
        - One curb cut per residential lot and encourage the use of alternative materials.
    d. Walls, Fences and Screening
        - Walls and fences should be designed in such a manner as to create an attractive appearance to the street and to compliment the style and character of the homes and the neighborhood.
        - Solid walls over 36 inches in height are strongly discouraged.
2. Mass and Scale
        - Physical size and mass of building should be proportional to lot size.
        - Overall design should be compatible with scale and mass of surrounding properties.
        - Architectural elements should be designed to eliminate box-like appearances.

- Scale and mass of new infill development should be reduced by stepping down building height toward street and adjacent smaller structures.

a. Building Heights and Second Story Decks
   - Entries and massing of stories should be proportion to building façade.

b. Second Story Setbacks
   - The second story setback should average five feet more than the first floor setback

3. Architectural Features – designed to encourage high quality design to enhance the character of residential neighborhoods.
   a. General – so specific style is required but the focus is on compatibility with surrounding homes and styles.
      - Building should be consistently one style rather than a mix of styles.
   b. Front Porches and Entries
      - Front porches, back porches and/or decks that permit casual observation of alleys and streets, are encouraged.
   c. Roof Articulation
      - The use of traditional roof forms such as gables, hips and dormers are encouraged.
      - Avoid box-like appearance through variation in the roofline and building elevations.
   d. Materials
      - Consistent and harmonious use of high quality, durable materials is encouraged.
      - Piecemeal embellishment and frequent changes in material is discouraged.

The City does not have specific multifamily design guidelines and generally applies the single-family design guidelines to multifamily development. These guidelines encourage the use of design, materials, or placement that are compatible with the surrounding neighborhood. They do not necessarily result in increases in construction costs. Since the guidelines are only generally applied to multifamily development, they do not constrain the development of affordable housing.

Planned Development Permit

A Planned Development permit is intended to provide for flexibility in the application of Zoning Ordinance standards to proposed developments under limited and unique circumstances. A Planned Development permit allows for innovation in site planning and other aspects of project design. The City expects each planned development project to be of obvious, significantly higher quality than would be achieved through conventional design practices and standards. Planned Development permits are only accepted for sites larger than one acre, and the project must also be approved before the grading or building permits are issued.

A Planned Development must meet certain standards:

> **Infrastructure Requirements:** Proposal shall not be approved unless adequate sewer and water lines and streets already service the site, or the developer proposes to install the facilities at the developer's expense.
>
> **Street Design:** The street system in a Planned Development shall conform to the existing topography rather than cut through it, to minimize cut-and-fill grading

activities. A planned development of five or more acres shall be designed and constructed with direct access to at least one major thoroughfare.

Preservation of Community Assets and Landmarks: Historic places, groves, scenic points, trees, waterways, and other community assets and landmarks within the project site shall be preserved to the greatest extent possible.

Open Space: A residential Planned Development project of three acres or more shall be designed to either provide a minimum of 10 percent of the total area in one centrally located usable open space area, or dedicate 10 percent of the total area of the site to the City.

Screening Buffer: A Planned Development project proposed to be of higher density or different character than an existing abutting single-family residential neighborhood shall be designed and constructed to provide an appropriate screening buffer between the proposed development and the abutting residential neighborhood.

The timeframe for processing a Planned Development varies depending on the complexity and level of CEQA review required.

10. Planning and Development Fees

Planning Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. In addition, long-term costs related to the maintenance and improvement of the community's infrastructure, facilities, parks, and streets are also imposed. Proposition 13 has severely constrained the amount of property tax revenue that a city in California receives. As a result, Seaside charges various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Seaside is sensitive to the issue that excessive fees may hinder development and strives to encourage responsible and affordable development. In 2017, the City Council adopted a new fee schedule, which reflects minor upward adjustments for some fees but significant reductions in other fees. In some cases, such as use permits and design reviews, the fees have been cut by more than half. Planning fees for the City of Seaside and neighboring jurisdictions are summarized in Table App-40. As shown, fees charged by Seaside for FY 2017-2018 are generally lower than comparable sized communities such as Monterey and Santa Cruz.

Table App-40: Comparison of Planning Fees

	Seaside	Carmel	Marina[1]	Monterey	Pacific Grove	Santa Cruz
Single-Family Residence						
Conditional Use Permit	$800	$785.30	$1,690	n/a$4,000 deposit (+ $1,000 pre-application)	$3,268	$1,678
Minor Use Permit	$700	$614.81	n/a	$2,263	n/a	n/a
Design/Archite	$1,200	$608 (Tract	$3,275	$1,279	$3,010	$346/1,00

Table App-40: Comparison of Planning Fees						
	Seaside	**Carmel**	**Marina[1]**	**Monterey**	**Pacific Grove**	**Santa Cruz**
ctural Review		1) or $1,524.10 (Tract 2)				0 sq. ft.
Variance	$2,495	$785.30	$2,045	$1,744	$3,268	$1,574
Minor Variance	$2,495	n/a	n/a	$929	$1,282	n/a
Multifamily Residential						
Conditional Use Permit	$1,000	$785.30	$1,690	$4,000 deposit (+ $1,000 pre-application)	Min. $3,268 + hourly fee	$1,678
Minor Use Permit	$700	$614.81	n/a	$2,263	n/a	n/a
Design/ Architectural Review	$1,200	$408 (Tract 1) or $1,524.10 (Tract 2)	$3,275	4,243	Min. $2,295 + hourly fee	$346/1,000 sq. ft.
Variance	$3,704	$785.30	$2,045	$1,744	$3,268	$1,574
Minor Variance	$2,495	n/a	n/a	$929	$1,282	n/a
Planned Unit Developments	$7,256	n/a	n/a	n/a	n/a	$3,954 (+costs)
Tentative Map (up to 4 lots)	$4,843	$1,472.44	$1,615	$6,000 deposit*	Min $1,941(+ $110 per lot)	$2,305 (+$308 per lot)
Tentative Map (4 or more lots)	$7,165	$1472.44	$3,560 (>20 units) add. Charges	$6,000 deposit*	Min $5,923(+$110 per lot)	$2,305 (+$308 per lot)
Lot Line Adjustment	$1,418	$785.30	$880	$3,774	$1,941	$893

*Notes: *City of Monterey, Sec. 33-62. Fees for filing of Tentative Map. A filing and report fee in an amount set by resolution of the City Council shall be submitted at the time of filing of the tentative map.*

1. *City of Marina fee schedule last updated July 19, 2007. Fee study conducted in April 2014, and no fee increases were adopted.*

Source: City of Seaside, Master Fee Schedule 2017-18, as of July 1, 2017; City of Carmel, Planning Fees, October 15, 2015; City of Marina, Summary of Fees July 19, 2007(see note above); City of Monterey, Master Fee Schedule, Fiscal Year 2017; City of Pacific Grove, Master Fee Schedule Fiscal Year 2016-17; City of Santa Cruz FY 2015 Fee Schedule.

Development Fees

As of this writing, the City of Seaside does not charge any development impact fees on new residential development. While the school district, the water management district, the regional sewage collection and treatment agency, and the regional transportation agency

charge fees for new development, the City has no discretionary review authority over these fees or these agencies. Table App-41 summarizes the development fees charged by other agencies. As shown, reduced water and sewer fees are available for affordable housing units.

The Transportation Agency for Monterey County has established a Regional Development Impact Fee (RDIF) program in Monterey County, helping to streamline the process for analyzing and mitigating transportation impacts. The Regional Fee program has been approved by the requisite number of city councils and the County Board of Supervisors and went into effect August 27, 2008. The fee revenues collected through RDIF compensate for future developments' impact on Monterey County roadways and to program regionally significant capital improvements. These regional fees are calculated by TAMC, and are analyzed based on a four-zone fee schedule that includes the following benefit zones in Monterey County: North County, Greater Salinas, Peninsula/South Coast, and South County. As of 2017 in the City of Seaside, as part of "Zone 3: Peninsula/South Coast," these fees amount to $217 per trip.

New development within the jurisdiction of the Fort Ord Reuse Authority (FOR A) (which includes lands located in the cities of Seaside and Marina, and unincorporated Monterey County) is assessed impact fees established and collected by the Reuse Authority. For new residential development, FORA imposes a fee of $23.279 per unit.

Although the cost of impact fees may constrain residential development, these fees are necessary for public entities to recoup the cost of service delivery and these fees are imposed by other agencies not within the City's control. Furthermore, other jurisdictions served by these agencies are also charged comparable fees.

Table App-41: Development Fees Collected by Other Agencies				
		Single-Family Project[1]	**Multifamily Project[2]**	**Affordable Project[3]**
Water	Monterey Peninsula Water Management District (MPWMD)	$6,194 ($210 + $273/fixture unit)	$108,318 ($210 + $273/fixture unit)	$1,166 ($210 + $137/fixture unit)
	California American Water Company (Cal-Am)	$5,000	Actual cost	$3,000
	Marina Coast Water District (MCWD)	$4,526	$81,468	$4,526
Sewer	Monterey Regional Water Pollution Control Agency (MRWPCA)	$3,506	$63,099	$1,800
	Seaside County Sanitation District (SCSD)	$1,753	$31,554	$900
	Marina Coast Water District (MCWD)	$2,333	$41,994	$1,000
School	Monterey Peninsula Unified School District (MPUSD)	$6,720 ($3.36/sq. ft.)	$4,032 ($3.36/sq. ft.)	$6,720 ($3.36/sq. ft.)
Transportation	Transportation Agency for Monterey County (TAMC)	$4,291	$54,239	$2,051[1]
Housing	FORA	$23,279	$23,279	$23,279

Assumptions:

1. *Single-family development based on 2,000 square feet*
2. *Multifamily development based on 1,200 square feet at 18 units*
3. *Affordable cost per edu, 400 square feet garage per unit is used for Building Permit Fees Estimation; in order to meet Affordable Standards for sewer, units must have maximum 7 fixture units (1 bathroom, no dishwasher or clothes washer). Traditional residential has 22 fixture units (2 bathrooms, dishwasher, clothes washer)*
4. *TAMC fees (http://www.tamcmonterey.org/programs/dev-impact-fees/) shown are for single-family unit, for 18 apartment units, and for a moderate-income condominium unit.*

Conclusion

Overall planning and processing fees charged by the City and impact fees charged by other public/quasi-public agencies amount may serve to constrain affordable housing development. Therefore, the City offers incentives such as financial assistance, regulatory concessions, and technical assistance to help facilitate affordable housing development in the community.

11. On- and Off-Site Improvements

Another factor adding to the cost of new construction is the provision of adequate infrastructure to support municipal services for new resident development. In many cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed in various degrees to the homebuyer or property owner. Because areas where new development and redevelopment will occur are largely developed with infrastructure in place, the City does not assess major infrastructure buy-in fees.

On- and off-site infrastructure improvements/requirements are assessed based on the merits of each project during discretionary project review, and for larger projects may be determined through the environmental review process. Typically, the following are required for new construction and new subdivisions:

- Install city standard sidewalk, curb and gutter.
- Install reclaimed water system for landscaping irrigation.
- Install storm water retention system for all impervious surfaces.

Fees associated would be billed as actual time spent by staff.

For new homes within existing neighborhood, the following are typically required:

- Install storm water retention system.
- Repair sidewalk, curb and gutter if damaged or unsafe. If repair is necessary, the applicable fee for curb/gutter or sidewalk encroachment permit would apply.

12. Building Codes and Enforcement

Building and safety codes, while adopted to preserve public health and safety ensure the construction of safe and decent housing, have the potential to increase construction costs and impact the affordability of housing. These include the following building codes, accessibility standards, and other related ordinances.

California 2016 Building Code

Seaside has adopted the California Building Code, which includes the International Building Code. Enforcement of applicable building codes requires inspections at various stages of construction to ensure code compliance. The California Building Code prescribes minimum insulation requirements to reduce noise and promote energy efficiency.

Americans with Disabilities Act (ADA)

The City's building code requires new residential construction to comply with ADA requirements. State law requires buildings consisting of three or more units to incorporate design features, including: 1) adaptive design features for the interior of the unit; 2) accessible public and common use portions; and 3) sufficiently wider doors to allow wheelchair access. These codes apply to all jurisdictions and are enforced by federal and state agencies. This Housing Element includes a program for the City to process Reasonable Accommodation requests through an administrative review process.

National Pollutant Discharge Elimination System

As the permit holder of a Municipal Storm Water Permit, the City must implement an Urban Runoff Management Program to reduce the discharge of pollutants into the storm sewer system. Prior to issuance of a building permit or any discretionary land use approval or permit, the applicant must submit a storm water mitigation plan and implement Best Management Practices in accordance with state and local regulations.

Code Enforcement

The City's compliance/inspection staff is responsible for enforcing local and state property maintenance codes. Building inspections are made daily and are typically available the day following request by the contractor. Additional fees to cover inspection costs are charged to the requesting party. Inspections of unsafe buildings are made on a complaint or referral basis.

Environmental/Infrastructure Constraints

Overcoming environmental and infrastructure constraints can add significantly to the cost of developing housing. In Seaside, the primary environmental constraints are lack of an adequate water supply, inadequate water, sewer, and storm drainage collector lines in some areas, inadequate road widths in other areas, environmental hazards located on the former Ft. Ord, and significant biological resources located in the eastern portion of the community and protected by the Habitat Management Plan (HMP).

1. Protected Habitat

Federal and State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs, resulting from fees charged by local government and private consultants needed to complete the environmental analyses and from delays caused by mandated public review period, also add to the cost of housing. However, the presence of these regulations helps preserve the environment and ensure environmental quality for Seaside residents.

The 1997 Fort Ord Base Reuse Plan – which serves as the primary planning document of the land formerly occupied by Fort Ord and is the official local plan for reuse of the former base – set aside approximately 20,000 of the 28,000 acres of the former Fort Ord for habitat (16,000 acres) and open space recreational uses. A large portion of this "habitat reserve" is located in the eastern portion of Seaside and is protected from development by the Habitat Management Plan. However, the Habitat Management Plan identifies the land immediately adjacent to the City's former eastern boundary as "development" areas. As shown on the

Land Use Policy Map, Seaside has planned the entire area between the old eastern City boundary and the "habitat reserve area" for single-family residential development, which would allow for the development of approximately 2,200 housing units in this area. However, without additional water supplies and a clean slate for ordnance and hazardous waste removal, new development cannot occur in this area. No housing is currently planned in the "habitat reserve" area.

2. Tree Ordinance

The Tree Ordinance prohibits the removal of any tree on private property in the City without a permit. The ordinance also contains a list of trees which may not be planted without a permit (including Coast Redwood, Blue Gum Eucalyptus, Willows, Cottonwood, and Poplar).

3. Hazardous and Toxic Sites

Large portions of the former Ft. Ord base contain hazardous and toxic waste sites, as well as unexploded ordnance. These areas of Seaside are identified as a Superfund National Priority Hazardous Waste Site. No housing is currently proposed in these areas. As described in the Safety Element, the City cooperates with the federal government to obtain Superfund monies and implement Superfund clean-up activities. Clean-up of these sites is the responsibility of the federal government,

4. Infrastructure

Development on existing undeveloped land or redeveloped to higher residential densities would not require the provision of new infrastructure systems, but the development may create a need for upgrades to existing storm drain lines, water lines, sewer lines, street, telephone lines and other infrastructure. These upgrades will add to development costs, which could reduce the construction feasibility of units affordable to lower income households without subsidy. The upgrade of the local water distribution and other infrastructure serving Seaside is ongoing as part of the City's Capital Improvements Program (CIP).

5. Water Supply

The Monterey Peninsula has long faced water supply challenges which have hindered new residential development opportunities. Challenges facing the Peninsula include the lack of permanent diversion rights from the Carmel River, with a cease-and-desist order (amended in July 2016) requiring termination of illegal diversions by the end of 2021, and pumping reduction requirements of the Seaside Basin Adjudication.

The City of Seaside receives its primary potable water supply from the Seaside Basin, the Carmel River, and Salinas Valley Groundwater Basin. Historic use of the region's groundwater resources has exceeded safe yield and resulted in lowering of water levels and in saltwater intrusion. Constrained water supply will continue to be a significant factor in growth locally and regionally.

The Seaside Municipal Water System, California-American Water Company (Cal-Am), and the Marina Coast Water District (MCWD) provide water services to the City. The Seaside Municipal System is operated and maintained by the City. The system serves the northeast portion of the City and is bounded by La Salle Avenue to the north, Hilby Avenue to the south, Soto

Street to the west and General Jim Moore Boulevard to the east. The rest of the City is served by Cal-Am, a privately owned and operated company. Cal-Am serves their customers with water drawn from Carmel River surface water, alluvial ground water in the Carmel Valley, and from the Seaside coastal ground water basin. MCWD serves Fort Ord lands within the City limits.

The Monterey Peninsula Water Management District (MPWMD) has authority over the creation or expansion of all water districts and allocates supplies to cities within its jurisdiction. MPWMD has established criteria by which water credits are allocated for new development. Residential water credits are based on the number of plumbing fixtures. To build a subordinate unit on an existing lot, the number of plumbing fixtures must be maintained for both the main and subordinate units, making the addition of a full functioning unit difficult. To build housing in commercial zones, the existing commercial use must be reduced in size to provide water credits for the units.

Seaside has a remaining water allocation balance. some of which is appropriated for proposed economic development projects, which include mixed-use projects. The City's development strategy is to focus on mixed-use developments to promote balanced jobs and housing growth.

Although, water scarcity and the provision of an alternative water supply is ultimately beyond the control of the City, Seaside supports regional efforts to create new water supply projects and the use of recycled water. In July 2016, the State Water Resources Control Board revised the schedule for California American Water Company (Cal-Am) to cease-and-desist illegal diversions of water from the Carmel River. The deadline was extended by five years from the end of 2016 to the end of 2021, to allow time for completion of various regional projects. The projects include two new water supply projects, the Monterey Peninsula Water Supply Project (MPWSP) and the Pure Water Monterey Project (Pure Water) will provide water to Monterey Peninsula communities. MPWSP is a proposed desalination project with a capacity of up to 9.6 million gallons per day. Pure Water would deliver purified recycled water for groundwater replenishment, domestic delivery to Monterey Peninsula urban water customers and treated water for Salinas Valley irrigation. The Monterey Peninsula Regional Water Authority and the Monterey Peninsula Water Management District are jointly developing Pure Water. Additionally, Cal-Am anticipates that a second pipeline for an existing groundwater storage project, the Aquifer Storage and Recovery Project, will allow for additional lawful diversions from the Carmel River in wet years. Under the requested changes to Cal-Am's compliance schedule, Cal-Am would not be penalized for continued Carmel River diversions up to 7,990 afa so long as permitting and construction milestones for the water supply and diversion projects are met. The lack of regional water supply during the short term, and perhaps longer, will continue to constrain the production of housing in Seaside proper.

The City also continues to require new public and private development and redevelopment projects to install and utilize water conservation measures per Section 13.18.010 of the Seaside Municipal Code. Section 13.18.010 requires:

- The installation of low water-use plumbing fixtures, and low water-use landscape materials in new construction;
- The installation of low water-use plumbing fixtures in existing hotels and motels; and
- The retrofitting of plumbing fixtures in all existing residential buildings at the time of change of ownership or physical expansion, or in the cases of commercial property, at the time of change of ownership, or change or expansion of use.

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower-income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. The City will provide a copy of the adopted 2015-2023 Housing Element to the water districts within 30 days of adoption. The City will also continue to coordinate with the water districts to ensure affordable housing developments receive priority water service provision.

Section 4: Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Seaside. This includes an evaluation of the availability of land for potential future residential development; the City's ability to satisfy its share of the region's future housing needs, and the financial and administrative resources available to assist in implementing the City's housing programs.

Future Housing Needs

State law requires communities to demonstrate that they encourage and facilitate housing production commensurate with their fair share of the region's future growth from 2014-2023.[10] The City's fair share is assigned by the Association of Monterey Bay Area Governments (AMBAG) and outlined in their Regional Housing Needs Allocation Plan (RHNP). Therefore, an important component of the Housing Element is the identification of suitable sites to accommodate housing that is affordable in accordance with the RHNP.

1. Regional Housing Needs Allocation

AMBAG has assigned a portion of the region's future need for housing to each community within the counties of Santa Cruz and Monterey as part of the Regional Housing Needs Allocation Plan (RHNP). Seaside's Regional Housing Needs Allocation (RHNA) for the January 1, 2014 to December 31, 2023 planning period is 393 housing units (Table App-42).

Table App-42: Regional Housing Needs Share for Seaside

Income Category	Income Threshold	Number of Units
Extremely Low/Very Low	50% or less of the AMI	95
Low	51% to 80% of the AMI	62
Moderate	81% to 120% of the AMI	72
Above Moderate	Over 120% of the AMI	164
Total		**393**

Source: AMBAG, June 11, 2014.

The City has a RHNA allocation of 95 very low income units. Pursuant to new State law (AB 2634), the City must project the number of extremely low income (30 percent of less of AMI) housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD using 2009-2013 ACS data, the City had 2,260 households with incomes at or below 50 percent AMI, 1,055 (47 percent) extremely low and 1,205 (53 percent) very low income) as shown in Table App-31. Therefore the City's RHNA of 95 very low income units may be split into 47 extremely low and

[10] While the Housing Element planning period is for January 31, 2015 through January 31, 2023, the Regional Housing Needs Allocation (RHNA) has a longer timeframe – January 1, 2014 through December 31, 2023.

48 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

2. Credits toward RHNA

Jurisdictions may count toward their RHNA the number of units that have been constructed since January 1, 2014. In addition, jurisdictions may count units that have received building permits, planning approvals, and other discretionary approvals that will be constructed during the 2014-2023 RHNA period. Table App-43 summarizes the number of units produced and permitted since January 2014. For the Housing Element planning period, the City has a remaining RHNA of 166 units (95 extremely/very low, 62 low income units, two moderate income units, and seven above moderate income units).

Units Constructed/Permitted

Based on building permit data, a total 83 units have been permitted in the City since 2014, including 71 single-family and 12 multifamily units. Without specific sale price and rental rate information, these units are assumed to be affordable to above moderate income households.

Shoppette Site/Seaside Senior Living Project

The project site is approximately 5.47 acres. The project site is located at 550 Monterey Road, on the north side of Monterey Road at the intersection of Monterey Road and Coe Avenue. The proposed project would include demolition of the existing 5,000 sf structure and the development of a State of California licensed Residential Care Facility for the Elderly (RCFE). The proposed project would develop two buildings that would house three related senior living uses on the project site including an Assisted Living Facility, a Memory Care Facility, and an Assisted Living Co-Housing Facility (10,894 sf) – for a total of 122,280 sf of new development. The specific components and amenities of each facility are provided below:

- **Assisted Living Facility:** The proposed 81,679 sf Assisted Living Facility would be part of a two-story structure containing 88 residential units. A portion of the second story would be located above the adjoining Memory Care Facility. Of the 88 total residential units, there would be 39 studios, 42 one-bedroom units, and seven (7) two-bedroom units. The facility would be designed to serve approximately 100 seniors with daily living services.

- **Memory Care Facility:** The proposed 29,707 sf Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level. Of the 43 total residential units, there would be 31 private studios designed for one resident and 12 companion studios designed for two residents.

- **Co-Housing Assisted Living Facility:** The proposed 10,894 sf Co-Housing Assisted Living Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for seniors requiring assisted living facilities. Each unit would be designed to serve 1 to 2 people.

Overall, the facility would include 144 multifamily units. The cost of assisted living often includes meals, household services (such as cleaning), and caregiving. Without specific information on cost breakdowns, only the 70 studio units are assumed to be affordable to

moderate income seniors, the remaining 74 one-bedroom, two-bedroom, and co-housing units are assumed to be affordable to above moderate income seniors.

Table App-43: Credits Towards RHNA - Housing Production (January 1, 2014 – February 2016)					
Projects	**Affordability of Housing**				
	Extremely/ Very Low (0-50% AMI)	**Low (51%-80%)**	**Moderate (81%-120%)**	**Above Moderate (121%+)**	**Total**
Project Completed, Under Construction, or Permitted					
Single Family Homes	–	–	–	71	71
Multifamily Units	–	–	–	12	12
Project Proposed					
Senior Assisted Living	–	–	70	74	144
Total Credits	-	-	70	157	227
2014-2023 RHNA	95	62	72	164	393
Remaining RHNA	**95**	**62**	**2**	**7**	**166**

Source: City of Seaside, 2016.

Inventory of Sites

This section assesses available land for near-term residential development to accommodate the remaining RHNA for this Housing Element planning period. The inventory was compiled based on a careful review of the existing and proposed Community and Land Use Element of the General Plan, Zoning Ordinance, and Specific Plans.

1. Vacant and Underutilized Sites Inventory

Residential growth in Seaside could occur on a variety of residential and mixed-use acreage throughout the community. To evaluate potential land resources for residential development, a parcel-specific site analysis was performed using a Geographic Information System (GIS) data, field observations, aerial photos, and building records. The vacant and underutilized land survey was conducted by reviewing individual parcels, the current development and density on those parcels, and potential units based on maximum and average densities. A vacant parcel is one that has no development on site or one that has built structures that are currently vacant. An underutilized parcel is where the structure on the site does not maximize its potential, such as taking advantage of a land use designation or location to benefit both the property/business owner and the community. Many businesses are marginally operating and have not gone through major upgrades, and retrofitting/renovating for modern uses would not be cost-effective. Table App-44 summarizes these results and maps are provided in Figure App-9. Various sources of information were used to help identify vacant and underutilized sites:

- **West Broadway Specific Plan Existing Conditions Report:** In developing the Specific Plan, the City reviewed the existing conditions of properties within the Specific Plan area. Underutilized sites with potential for redevelopment were identified during this process. The Specific Plan noted vacant and underutilized properties throughout the

entire Specific Plan area. They range in size and location, with some at significant and strategic locations.

- **Long Range Property Management Plan:** Several properties owned by the Successor Agency to the Redevelopment Agency were identified in the LRPMP as appropriate for residential/mixed use development and to be sold to private developers.
- **Field Surveys and Aerial Photos:** Sites were also identified as a result of field surveys and review of aerial photos.
- **Building and Assessor Records:** Building and Assessor records were reviewed to confirm recent activities on site.

Estimating Development Potential

To estimate the level of development allowed, each vacant and underutilized parcel was reviewed for appropriateness for residential use, and those deemed less appropriate for housing due to surrounding land uses as well as the configuration and size of the property were eliminated from the following analysis. In order to determine realistic capacity for infill sites, a density factor of 80 percent of the allowable density was used. Since no significant infill residential projects have been constructed in Seaside in recent years, this assumption was based on a combination of typical industry standards and research into projects that have been built or approved in similar zones within the neighboring jurisdictions.[11] With the General Plan update, standalone residential uses would be permitted uses in the Mixed Use Low and Mixed Use High neighborhoods and therefore, enhancing the feasibility and capacity for residential development in these areas.

Lot Consolidation

The City recognizes that many existing parcels in the City are small and lot consolidation may be required to accommodate new affordable housing construction. The City has an incentive program to encourage lot consolidation, providing redevelopment funds to affordable housing developers to assist in the acquisition of adjoining properties.

[11] The projects are: 1) 75 Castro Street - 9 units built on a 0.52-acre site that allowed 24 dwelling units per net acre, meaning the project built out at 75 percent of allowable density. 2) Tynan Village at 303 Front St. - 171 units built on a 5.91-acre site that allowed 1,500-square-foot minimum lot size (equivalent to 29.4 units per acre) with the State mandated density bonus, meaning the project built out at 98 percent of allowed density. 3) The Farm, Inc. at 21 Soledad St. – 90 units on a 0.82-acre site, translating to 110 units per acre (inclusive of a density bonus). This project achieved 100 percent of the allowed density.

Table App-44: Vacant and Underutilized Site Capacity					
Proposed GP	**Number of Parcels**	**Acres**	**GP Proposed Density (units/acre)**	**Potential Density (units/acre)**	**Realistic Capacity**
Vacant Sites					
Mixed Use Low	13	2.15	45	36	70
Neighborhood General	8	1.08	30	24	23
Neighborhood Medium	16	2.25	15	12	22
Neighborhood Low	6	3.87	1/lot	1/lot	6
WBSP (MX)	7	0.83	60	45	36
Total Vacant	50	10.18		---	157
Underutilized					
Mixed Use Low	4	0.55	45	36	19
Mixed Use High	2	2.48	60	45	111
WBSP (MX)	22	3.09	60	45	136
WBSP (RH/MX)	2	0.20	25	20	4
Total Underutilized	30	6.32		---	270
All Sites	80	16.50		---	427

Figure App-9: Vacant and Underutilized Sites

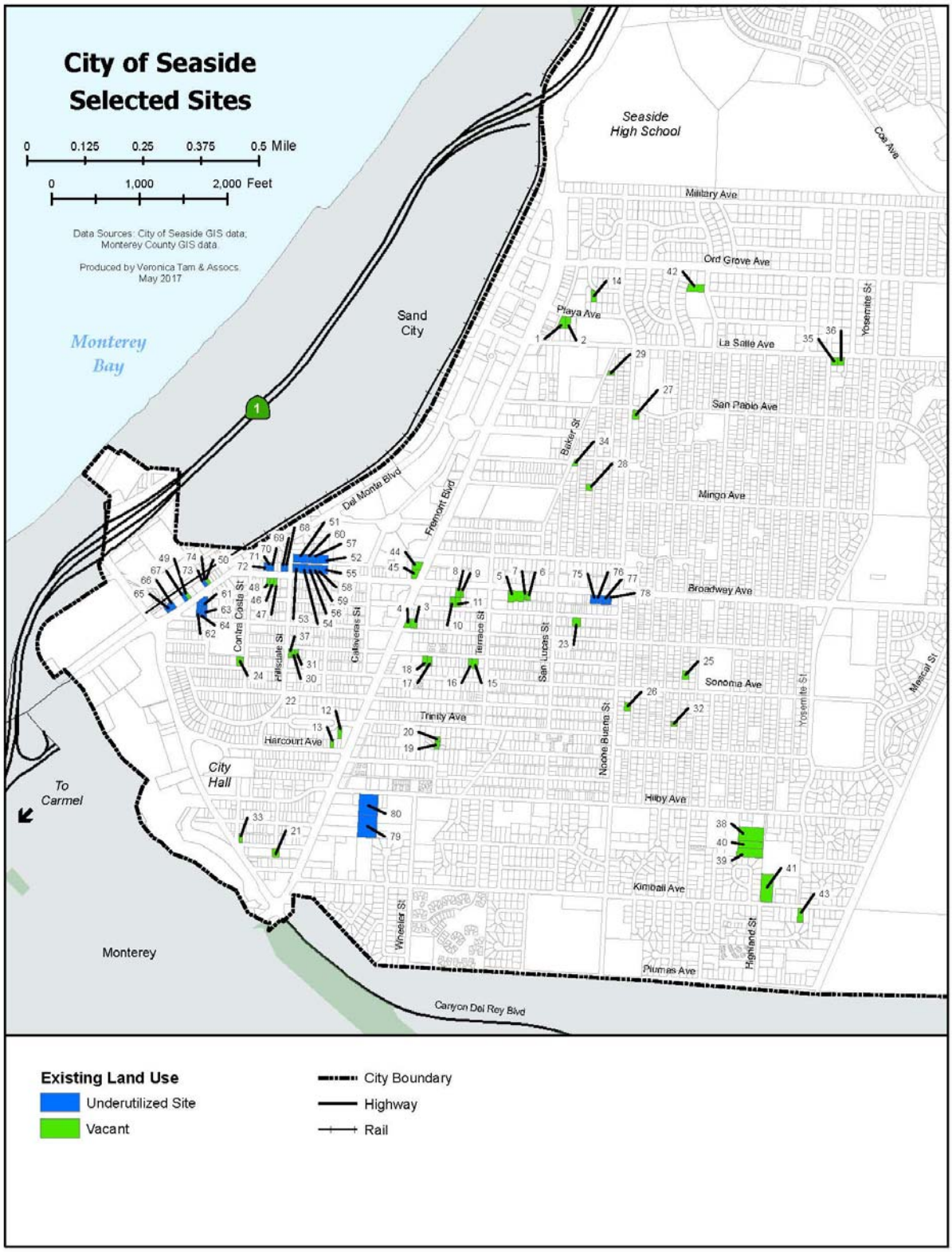


Table App-45: Vacant Sites Inventory								
Site ID	**APN**	**Acres**	**Existing Zoning**	**Proposed GP**	**Proposed GP Density**	**Realistic Capacity (80%)**	**Consolidation Potential**	**Comments**
1	011095001000	0.22	CC	Mixed Use Low	45	7	A	
2	011095002000	0.18	CC	Mixed Use Low	45	6	A	
3	012183025000	0.19	CC	Mixed Use Low	45	6	F	
4	012183026000	0.13	CC	Mixed Use Low	45	4	F	
5	012195059000	0.51	CMX	Mixed Use Low	45	18	C	
6	012195005000	0.11	CMX	Mixed Use Low	45	3	C	
7	012195004000	0.06	CMX	Mixed Use Low	45	2	C	
8	012182006000	0.15	CMX	Mixed Use Low	45	5	D	
9	012182007000	0.08	CMX	Mixed Use Low	45	2	D	
10	012182018000	0.15	RM	Mixed Use Low	45	5	E	
11	012182017000	0.15	RM	Mixed Use Low	45	5	E	
12	011335014000	0.13	RS-12	Mixed Use Low	45	4		Parking lot
13	011335034000	0.09	RS-12	Mixed Use Low	45	3		Parking lot
	Total	**2.15**				**70**		
14	011091006000	0.19	RH	Neighborhood General	30	4		
15	012272012000	0.18	RM	Neighborhood General	30	2	K	
16	012272028000	0.09	RM	Neighborhood General	30	1	K	
17	012272004000	0.13	RM	Neighborhood General	30	1	J	
18	012272003000	0.13	RM	Neighborhood General	30	1	J	
19	012351047000	0.11	RM	Neighborhood General	30	1	M	
20	012351035000	0.07	RM	Neighborhood General	30	0	M	
21	011364004000	0.18	RS-12	Neighborhood General	30	4		
	Total	**1.08**				**23**		
22	011333044000	0.11	RS-12	Neighborhood Medium	15	1		
	011333043000	0.20	RS-12	Neighborhood Medium	15	2		
23	012194034000	0.20	RS-12	Neighborhood Medium	15	2		
24	011312002000	0.18	RS-12	Neighborhood Medium	15	2		Playground

Table App-45: Vacant Sites Inventory								
Site ID	**APN**	**Acres**	**Existing Zoning**	**Proposed GP**	**Proposed GP Density**	**Realistic Capacity (80%)**	**Consolidation Potential**	**Comments**
25	012255009000	0.17	RS-12	Neighborhood Medium	15	2		
26	012281003000	0.17	RS-12	Neighborhood Medium	15	2		Parking lot
27	012805019000	0.16	RS-12	Neighborhood Medium	15	1		
28	012163003000	0.13	RS-12	Neighborhood Medium	15	1		
29	012823003000	0.09	RS-12	Neighborhood Medium	15	1		
30	011326018000	0.09	RS-12	Neighborhood Medium	15	1	I	
31	011326019000	0.09	RS-12	Neighborhood Medium	15	1	I	
32	012284007000	0.09	RS-12	Neighborhood Medium	15	1		
33	011362014000	0.09	RS-12	Neighborhood Medium	15	1		
34	012164001000	0.09	RS-12	Neighborhood Medium	15	1		
35	012853025000	0.14	RS-12	Neighborhood Medium	15	1	N	A vacated structure on site identified in the Long Range Property Management Plan (LRPMP) for disposition and appropriate for residential/mixed use development.
36	012853026000	0.15	RS-12	Neighborhood Medium	15	1	N	A vacated home on site identified in the Long Range Property Management Plan (LRPMP) for disposition and appropriate for residential/mixed use development.
37	011326001000	0.09	RS-8	Neighborhood Medium	15	1	I	
	Total	**2.25**				**22**		
38	012402007000	1.05	RS-8	Neighborhood Low	1 du/lot	1	L	

Table App-45: Vacant Sites Inventory								
Site ID	**APN**	**Acres**	**Existing Zoning**	**Proposed GP**	**Proposed GP Density**	**Realistic Capacity (80%)**	**Consolidation Potential**	**Comments**
39	012402009000	0.70	RS-8	Neighborhood Low	1 du/lot	1	L	
40	012402008000	0.52	RS-8	Neighborhood Low	1 du/lot	1	L	
41	012414039000	1.00	RS-8	Neighborhood Low	1 du/lot	1		
42	011081022000	0.36	RS-8	Neighborhood Low	1 du/lot	1		
43	012422078000	0.24	RS-8	Neighborhood Low	1 du/lot	1		
	Total	**3.87**				**6**		
44	011544004000	0.22	WBSP-MX	WBSP	60	10	B	
45	011544003000	0.17	WBSP-MX	WBSP	60	7	B	
46	011303005000	0.09	WBSP-MX	WBSP	60	4	G	
47	011303006000	0.08	WBSP-MX	WBSP	60	3	G	
48	011303004000	0.09	WBSP-MX	WBSP	60	4	G	
49	011301007000	0.09	WBSP-MX	WBSP	60	4	V (with under-utilized parcel 011301006000)	Identified in the LRPMP to be sold and appropriate as transit-oriented development
50	011301023000	0.09	WBSP-MX	WBSP	60	4		
	Total	**0.83**				**36**		

Table App-46: Underutilized Sites Inventory									
Site ID	**APN**	**Acres**	**Existing Zoning**	**Proposed General Plan**	**Existing Land Use**	**Proposed GP Density**	**Realistic Capacity (80%)**	**Consolidation Potential**	**Status**
51	011556001000	0.37	WBSP-MX	WBSP	City of Seaside Corporation Yard	60	80	Library Site	The Specific Plan identifies the "Library Site", a group of parcels located along Broadway and Olympia between Hillsdale and Alhambra, as appropriate for a mixed use project. The City of Seaside owns the parcels fronting on Olympia. The Specific Plan contains conceptual site plan for a project to include a public library, retail and 80 units of senior housing.
52	011556004000	0.27	WBSP-MX	WBSP	City of Seaside Corporation Yard	60			
53	011557001000	0.19	WBSP-MX	WBSP	Small Retail	60			
54	011557002000	0.18	WBSP-MX	WBSP	Small Retail	60			
55	011557006000	0.18	WBSP-MX	WBSP	Small Retail	60			
56	011557003000	0.18	WBSP-MX	WBSP	Small Retail	60			
57	011556003000	0.18	WBSP-MX	WBSP	City of Seaside Corporation Yard	60			
58	011557005000	0.10	WBSP-MX	WBSP	Small Retail	60			
59	011557004000	0.09	WBSP-MX	WBSP	Small Retail	60			
60	011556005000	0.09	WBSP-MX	WBSP	City of Seaside Corporation Yard	60			

Table App-46: Underutilized Sites Inventory									
Site ID	**APN**	**Acres**	**Existing Zoning**	**Proposed General Plan**	**Existing Land Use**	**Proposed GP Density**	**Realistic Capacity (80%)**	**Consolidation Potential**	**Status**
61	011306008000	0.22	WBSP-MX	WBSP	Vacant Building/ Parking	60	9	P	The first parcel in this group and those adjacent (marked with **P** in the "Consolidation Potential" column to the left) contain a single-story vacant building (formerly a supermarket) and its associated parking areas. The parcel is designated as Mixed-Use (MX), which is intended to accommodate a well-integrated mix of uses, including residential uses. The current use is inconsistent with the Specific Plan designation. With a vacant building, this property offers excellent opportunity for redevelopment.
62	011306006000	0.17	WBSP-MX	WBSP	Vacant Building/ Parking	60	7	P	
63	011306003000	0.10	WBSP-RH/MX	WBSP	Vacant Building/ Parking	25	2	P	
64	011306004000	0.10	WBSP-RH/MX	WBSP	Vacant Building/ Parking	25	2	P	

Table App-46: Underutilized Sites Inventory									
Site ID	**APN**	**Acres**	**Existing Zoning**	**Proposed General Plan**	**Existing Land Use**	**Proposed GP Density**	**Realistic Capacity (80%)**	**Consolidation Potential**	**Status**
65	011301030000	0.17	WBSP-MX	WBSP	Parking Lot	60	7	T	The first parcel in this group is currently occupied by a vehicle storage facility. The parcel is designated as Mixed-Use (MX), which is intended to accommodate a well-integrated mix of uses, including residential uses. The parcel is located adjacent to another underutilized parcel (marked with **T** in the "Consolidation Potential" column to the left), which makes it more appropriate for redevelopment.
66	011301029000	0.17	WBSP-MX	WBSP	Parking Lot	60	7	T	
67	011301006000	0.09	WBSP-MX	WBSP	Auto Repair	60	4	V (with vacant parcel 011301007000)	This parcel is currently occupied by a small single-story building. This building is a small office, possibly associated with the auto repair business located to the southwest. As noted in the column to the left, this parcel is located directly adjacent to a vacant parcel, which increases its potential for redevelopment. Both this parcel and the vacant parcel are designated as Mixed-Use (MX) in the Specific Plan. As such, it is intended to accommodate a well-

Table App-46: Underutilized Sites Inventory									
Site ID	**APN**	**Acres**	**Existing Zoning**	**Proposed General Plan**	**Existing Land Use**	**Proposed GP Density**	**Realistic Capacity (80%)**	**Consolidation Potential**	**Status**
									integrated mix of high intensity residential, commercial, office and civic uses. The current use is not consistent with the MX designation and represents a marginal use of the land.
68	011555010000	0.09	WBSP-MX	WBSP	Vehicle Storage	60	4	Q	The first parcel in this group and adjacent parcel (marked as **Q** in this table) are currently being used for vehicle storage. Vehicle storage is screened by vegetation along Broadway Avenue. There is no improvement on the property, making the property an excellent candidate for redevelopment. The Specific Plan designates these parcels as Mixed-Use (MX). As such, they are intended to accommodate a well-integrated mix of high intensity residential, commercial, office and civic uses. The current use is not consistent with the MX designation and represents a marginal use of the land.
69	011555009000	0.09	WBSP-MX	WBSP	Vehicle Storage	60	4	Q	

Table App-46: Underutilized Sites Inventory									
Site ID	**APN**	**Acres**	**Existing Zoning**	**Proposed General Plan**	**Existing Land Use**	**Proposed GP Density**	**Realistic Capacity (80%)**	**Consolidation Potential**	**Status**
70	011555006000	0.09	WBSP-MX	WBSP	Car Wash	60	4	R	The first parcel in this group and the adjacent parcels (marked with R in the "Consolidation Potential" column to the left) are currently occupied by a self-service car wash. This type of uses usually generates limited incomes and does not provide for a significant number of jobs. With the limited improvements on site, this property provides an excellent opportunity for redevelopment given the increased density and height in the Specific Plan area.
71	011555005000	0.09	WBSP-MX	WBSP	Car Wash	60	4	R	
72	011555004000	0.08	WBSP-MX	WBSP	Car Wash	60	3	R	

Table App-46: Underutilized Sites Inventory									
Site ID	**APN**	**Acres**	**Existing Zoning**	**Proposed General Plan**	**Existing Land Use**	**Proposed GP Density**	**Realistic Capacity (80%)**	**Consolidation Potential**	**Status**
73	011301010000	0.06	WBSP-MX	WBSP	Small Retail	60	2	S (With Vacant Parcel 011301023000)	The first parcel in this group and the adjacent parcel (marked with S in the "Consolidation Potential" column to the left) are currently occupied by a small restaurant. This parcel is identified in the Specific Plan as being underutilized. Both parcels are designated as Mixed-Use (MX) in the Specific Plan. As such, these parcels are intended to accommodate a well-integrated mix of high intensity residential, commercial, office and civic uses. The current use is not consistent with the MX designation. As noted in the column to the left, this parcel is located directly adjacent to a vacant parcel, which increases its potential for redevelopment.
74	011301011000	0.03	WBSP-MX	WBSP	Small Retail	60	1	S (With Vacant Parcel 011301023000)	
	Total	**3.386**					**140**		
75	012193008000	0.18	CMX	Mixed Use Low	Police Substation	45	19	U	This site is identified in the LRPMP for disposition and appropriate for residential and mixed use development.
76	012193009000	0.09	CMX	Mixed Use Low	Police Substation	45		U	
77	012193010000	0.18	CMX	Mixed Use Low	Police Substation	45		U	

Table App-46: Underutilized Sites Inventory									
Site ID	**APN**	**Acres**	**Existing Zoning**	**Proposed General Plan**	**Existing Land Use**	**Proposed GP Density**	**Realistic Capacity (80%)**	**Consolidation Potential**	**Status**
78	012193011000	0.09	CMX	Mixed Use Low	Police Substation	45		U	
	Total	**0.55**					**19**		
79	012371063000	1.29	CC	Mixed Use High	Single-family home	60	58	W	This site is zoned Community Commercial (CC). The new General Plan proposes to change the land use designation to Mixed Use High. The site contains one single-family home, which is inconsistent with uses and character intended for this area of the City, zoning classification and land use designation.
80	012371062000	1.19	CC	Mixed Use High	---	60	53	W	
	Total	**2.48**					**111**		

2. West Broadway Urban Village Specific Plan

Parcels in the West Broadway Urban Village Specific Plan Area are designated for a range of residential densities. For example, the Mixed-use (MX) designation for parcels in the Specific Plan Area allows between 30 and 60 units per acre within a total FAR of 3.0, including high intensity residential, commercial, office, and civic uses. Residential High and Mixed Use (RH/MX) designation allows residential and mixed use developments using the Residential High development standards at a density of 25 units per acre. The Specific Plan area currently contains about 80 units but envisions close to 500 units at buildout along with approximately 317,000 square feet of nonresidential development, as shown in Table App-47. Vacant and underutilized properties included in the sites inventory for this Housing Element total to a capacity of 172 units.

Table App-47: Development Potential in West Broadway Urban Village Plan

New Use	Phase I		Phase II		Phase III		Phase IV	
	Sq. Ft.	DU	Sq. Ft.	DU	Sq. Ft.	DU	Sq. Ft.	DU
Mixed-Use Residential	15,100	41	87,600	58	58,000	114	160,700	213
Mixed-Use Office	--	--	116,100	--	--	--	116,100	--
Library/Parking Project[1]	40,000	82	--	--	--	--	40,000	82
Transit Center[2]	28,700	--	--	--	--	--	28,700	--
Gateway Hotel Project	50,000	--	--	--	--	--	50,000	--
Multifamily Housing	--	14	--	61	--	124	--	199
Total per Phase	**133,800**	**137**	**203,700**	**119**	**58,000**	**238**	**395,500**	**494**

Notes:

1. *Square footage of the library/parking mixed-use project includes the library, retail and housing, but does not include the parking structure.*
2. *Square footage in the transit station project accounts for office above the ground floor.*

Source: City of Seaside, West Urban Village Specific Plan, 2010

3. Adequacy of Sites Inventory

Table App-48 summarizes the City's ability to meet its share of the region's housing need as determined by the Association of Monterey Bay Area Governments (AMBAG). To facilitate the development of housing for lower income households, the City focuses its efforts on sites zoned for multifamily residential development at 25 units per acre and mixed-use sites at 45 to 60 units per acre. Vacant and underutilized sites at these areas far exceed the City's remaining RHNA of 166 lower income units.

Furthermore, while the efforts for compiling a vacant and underutilized sites inventory focused primarily on multifamily and mixed-use sites in the City, additional capacity for residential development exists in the City (although not shown in this inventory due to their longer development time frame).

Table App-48: RHNA Requirements and Adequate Sites					
Household Income Level	**RHNA (2014-2022)**	**Units Built/ Permitted/ Approved since January 1, 2014**	**Remaining RHNA**	**Development Capacity**	**Land Use Designations of Available Sites**
Extremely Low/ Very Low	95	0	95	399	Mixed Use Low Mixed Use High Mixed Neighborhood Neighborhood Genera WBSP (MX, RH/MX)
Low	62	0	62		
Moderate	72	70	2	22	Medium Neighborhood
Upper	164	157	7	6	Residential Low
Total	393	227	166	427	

4. Future Residential Development Potential

In addition to vacant and underutilized sites identified in the detailed sites inventory, the General Plan update also sets aside areas for future residential development.

Seaside East Future Growth Area

This Seaside East Area is comprised of 495 acres within the City of Seaside, on property that was formerly part of the Fort Ord Army base. The Area includes parcels along both sides of General Jim Moore Boulevard and Eucalyptus Road. The Former Fort Ord Base Reuse Plan identifies the Area as part of the Reuse Plan's Planned Residential Extension Districts and calls for a variety of uses. As part of the General Plan update, this Area is designated Future Growth Area, envisioning for a range of designations such as Employment, Habitat Management, and Neighborhood Low (at eight units per acre). While land use designations are not specified on the map at this time, the General Plan will include approximate mix of residential development.

Campus Town – Future Specific Plan Area

The site comprises about two neighboring tracts called the "Surplus II site" south of Gigling Road and the "26 Acres" site south of Lightfighter Drive.

This planning area consists of 85 net acres of vacant and underutilized properties just south of California State University Monterey Bay on the former Fort Ord. In May 2017, the City issued a Request for Proposal to develop a specific plan for this area, envisioned to provide arts, entertainment, retail, recreation, and housing opportunities to students, faculty, and to the region at-large.

Financial Resources

As a small community, and especially since the loss of Redevelopment Agencies statewide, the City has limited availability of funds for affordable housing activities. Key funding sources now include limited Community Development Block Grant funds and the City's Inclusionary Housing Program. Through these funding sources, the City has achieved affordable housing for lower and moderate income households.

1. Community Development Block Grant (CDBG) Funds

Through the CDBG program, HUD provides funds to local governments for a range of community development activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, home ownership assistance, and also clearance activities. In addition, these funds can be used to acquire or subsidize at-risk units. The City of Seaside typically receives approximately $365,000 annually from the U. S. Department of Housing and Urban Development (HUD).

2. Inclusionary Housing In-Lieu Fund

Seaside's Inclusionary Housing Program (IHP) provides alternative means of compliance for the inclusionary housing requirements as provided in Section 17.32.060 of the City's Zoning Ordinance. The IHP requires developers of any residential development, to provide at least 20 percent of the total units as inclusionary units made available as affordable rental housing on-site, off-site, through land dedication, or through the payment of an in-lieu fee (or any combination of the above listed, that at least equal the cost of providing inclusionary units on-site).

The City collects an in-lieu fee for projects unable to provide on-site affordable units. In the past, the City has used in-lieu funds to assist non-profit developers by providing grants to purchase existing housing or to finance the construction of new affordable housing. As of 2017, approximately $2.6 million was available in the in-lieu fund.

3. Public Financing

The State Housing and Community Development Agency, and HUD, offer construction, rehabilitation, and permanent financing as low as three percent to qualified applicants such as housing authorities or private not-for-profit developers. These funds are competed for based on participation of other funding sources and local need.

Partnership Resources

Described below are public and non-profit agencies that can serve as resources in the implementation of housing activities in Seaside. These agencies play an important role in meeting the housing needs of the City. In particular, they are critical in the production of affordable housing and the preservation of at-risk housing units in Seaside. There are

additional nonprofit agencies that are developing a local track record; these agencies may also assist in this area during the life of this Housing Element.

Housing Authority of the County of Monterey (HACM)

HACM administers the Housing Choice Voucher program that covers also the City of Seaside. In addition, HACM actively pursues affordable housing development, especial farm labor housing, through its developer arm – Monterey County Housing Authority Development Corporation (MCHADC).

Community Housing Improvement Systems and Planning Association (CHISPA)

CHISPA is a Community Housing Development Organization (CHDO) operating in the Central Coast area. As the largest private, nonprofit developer in Monterey County, CHISPA has completed more than 2,200 affordable single-family, multifamily, and senior housing units since its incorporation in 1980.

Mid-Peninsula Housing

Mid-Pen is also an active nonprofit affordable housing developers in the Silicon Valley and Monterey Bay area. Currently Mid-Pen is working a 90-unit affordable SRO project in Salinas' Chinatown area.

Interim, Inc.

This nonprofit organization provides supportive services and affordable housing for persons with mental disabilities. It provides a range of housing options throughout the County.

Habitat for Humanity

Habitat for Humanity is a community service organization that renovates and builds homes with the goal of eliminating poverty and providing decent shelter for all. Through volunteer labor and tax deductible donations of money and materials, Habitat for Humanity constructs or rehabilitates homes in partnership with the families that will become the owners of the properties. Rehabilitated or newly constructed homes are sold to the families for the cost of materials through a mortgage that does not include interest or profit. Habitat for Humanity, Monterey County is located in Monterey and actively works with jurisdictions to find and acquire appropriate properties for residential development and redevelopment.

Alliance on Aging of Monterey County

The Alliance on Aging offers a homeshare program that pairs senior home owners with a companion who is willing to assist with household chores such as cooking or driving in exchange for a place to live at a reduced rate. The stated mission of the program is to help seniors stay in their homes as long as possible, to prevent early institutionalization. At the same time, the program makes available affordable housing opportunities for companion seniors.

Section 5. Evaluation of Adopted Housing

In order to draft an effective housing plan for the 2015-2023 Housing Element, the City must evaluate the effectiveness and continued appropriateness of existing housing programs and actions. This evaluation includes the following:

- The effectiveness of the adopted Housing Element in the attainment of the State housing goal;
- An analysis of the significant differences between the adopted goals and the actual accomplishments; and
- A description of how the goals, objectives, policies and programs of the 2015-2023 Housing Element incorporate lessons learned from the results of the 2009-2014 Housing Element adopted in 2011.

Accomplishments of Adopted Housing Element

This section presents a comparison of the five-year objectives established for each housing program adopted under the 2009-2014 Housing Element with the actual accomplishments from 2009 to the present, Table App-49 summarizes the City's accomplishments in the areas of:

- Providing Adequate Site;
- Housing Rehabilitation and Improvement;
- Housing Affordability;
- Preservation of Affordable Housing;
- Removing Constraints; and
- Fair Housing

The previous Housing Element was adopted in 2011 and initially covers the planning period of July 1, 2009 through June 30, 2014. However changes in State law adjusted the statutory deadline for the AMBAG region to a new update cycle to December 15, 2015. Due to staff and budgetary limitations, as well as the anticipation of a comprehensive update to the General Plan, the City has delayed updating its Housing Element. Therefore, this section summarizes the City's achievements through May 2017 (as of writing of this housing element).

Table App-49: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
Goal: Maintain and improve existing neighborhoods and housing.		
1. **Code Enforcement/ Housing Assistance/ Neighborhood Improvement Coordination:** This program ties code enforcement efforts to the housing assistance program by coordinating housing assistance, administrative code enforcement, fire prevention, neighborhood policing, redevelopment and related neighborhood improvement activities.	• Establish protocol for coordination among the various departments and agencies in 2010. • Focus code enforcement efforts in the target areas with concentrated issues of code violations. • Distribute information regarding the new program at public counters.	**Accomplishments:** The City conducts general code compliance citywide through the Building and Code Enforcement Division of the Building Department. Code compliance in Seaside is complaint-based and City staff works with individuals to correct violations, which can include improvement of substandard housing conditions and blight, as well as neighborhood safety. However, with the dissolution of redevelopment, the City lacks funding to implement in-house housing rehabilitation programs. **Continued Appropriateness:** This program continues to be appropriate and is modified and included in the 2015-2023 Housing Element.
2. **Homeowner Rehabilitation Loans:** This program currently offers loans for owner-occupied, low and moderate income households for major repairs at zero to three-percent simple APR.	• Modify program in 2010. • Issue six rehabilitation loans per year. • Advertise the program in English and Spanish on the City's website, at the library, and at the public counter. • Mail out brochures to target areas. • Advertise through local media. • Enhance application displays at City Hall. • Utilize the City's house of the month and other NIPC programs as outreach vehicles.	**Accomplishments:** In 2013, the City contracted Rebuilding Together Monterey/Salinas (RTMS), a nonprofit organization, to implement the City's Residential Façade Improvement Program which provides façade and weatherizing improvements, as well as corrects any code violations. RTMS identified and completed two projects during FY 2013–14. However, funding for this program was discontinued at the end of the fiscal year. No rehabilitation loans have been issued after the loss of staff and redevelopment funding. The goals associated with those activities were not met and these programs have proven challenging to implement on a small scale with limited staffing.

Table App-49: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
		Continued Appropriateness: The City recognizes the need to maintain and improve the quality of its housing stock. A modified program for housing rehabilitation efforts is included in the 2015-2023 Housing Element.
3. **House Paint Program/ Operation Paintbrush:** This program uses Redevelopment funds to reimburse lower and moderate income homeowners for the cost of repainting the exterior of their homes. Property owners with multifamily housing units under contract with the Housing Authority of Monterey County Section 8 program are also eligible.	• Modify program in 2010. • Reimburse ten eligible property owners a year (including two extremely low income households). • Advertise the program in English and Spanish on the City's website, at the library, and at the public counter. • Mail out brochures to target areas. • Advertise through local media. • Enhance application displays at City Hall. • Utilize the City's house of the month and other NIPC programs as outreach vehicles. • Seek support from local paint and hardware stores, painting contractors, and other businesses.	**Accomplishments:** This program was discontinued due to lack of funding and staffing. **Continued Appropriateness:** A modified program for housing rehabilitation efforts is included in the 2015-2023 Housing Element.
4. **Emergency Home Repair Grants:** The current program provides financial assistance for minor health and safety repairs to lower and moderate income households, including extremely low income households.	• Modify program in 2010. • Provide ten emergency home repair grants a year (including two grants for extremely low income households) • Advertise the program in English and Spanish on the City's website, at the library, and at the public counter. • Mail out brochures to target areas. • Advertise through local media. • Enhance application displays at City Hall. • Utilize the City's house of the month and other NIPC programs as outreach	**Accomplishments:** This program was discontinued due to lack of funding and staffing. **Continued Appropriateness:** A modified program for housing rehabilitation efforts is included in the 2015-2023 Housing Element.

Table App-49: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
	vehicles.	
5. **Energy Conservation:** The City will promote energy conservation through a number of actions.	• Continue to implement state building standards (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction. • Review proposed developments for solar access, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs. • Provide access to information on energy conservation and financial incentives (tax credit, utility rebates, etc.) through public information to be provided at the City's public counter, on the City's web site, at public libraries and community centers.	**Accomplishments:** The City continues to promote energy conservation by implementing State Title 24 energy performance requirements through building codes. In addition, in July 2015, the City adopted an ordinance (No. 1024) to expedite the permitting procedures for small residential rooftop solar systems. The purpose of the ordinance is to promote and encourage the installation and use of solar energy systems by limiting obstacles to their use and by minimizing the permitting costs of such systems. The City will continue to work with energy suppliers and distributors to institute energy conservation programs, and inform the public of these programs. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Goal: Maintain a range of housing opportunities to address the existing and projected needs of the community.		
6. **Land Use Element:** The Land Use Element provides adequate sites to meet the City's share of regional housing needs of 598 units for the 2007-2014 planning period.	• Provide residential sites inventory to interested developers. • Market opportunity sites to the development community by providing the conceptual site plans to potential developers, communicating to the development community regarding the City's desired affordable housing options at those locations, and potential funding available. • Pursue development of Fort Ord	**Accomplishments:** The 2015-2023 Housing Element is updated as part of the comprehensive update to the Seaside General Plan. As part of this update, the City is proposing several key changes to its land use strategy, especially pertaining to the mixed use areas, to facilitate and encourage development in the City. **Continued Appropriateness:** The City has a new RHNA allocation for the 2015-2023 Housing Element. This program is updated to

Table App-49: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
	through specific or master planning techniques. • Monitor the sites inventory on an annual basis to ensure the City's ability in accommodating its Regional Housing Needs Allocation (RHNA) of 598 units.	incorporate the City's new land use strategy for meeting its RHNA.
7. **Lot Consolidation:** Most of the City's vacant and underutilized sites are smaller and require lot consolidation to allow development of at least ten units.	• Encourage lot consolidation by assisting interested developers in identifying sites with consolidation potential. • Augment the CDBG Incentive Program to provide low-interest loans in the acquisition of adjacent properties for the purpose of lot consolidation for affordable housing projects.	**Accomplishments:** Due to the moratorium on water meters issued under a cease and desist order by the State Water Resources Control Board that prohibits intensifying existing uses or adding new water connection combined with a collapsed housing market, residential development in the City was in a standstill during the past few years. No lot consolidation activities occurred. However, as part of the City's comprehensive General Plan update program, the City is proposing modifications to its standards and incentives to encourage residential and mixed use development. **Continued Appropriateness:** This program continues to be appropriate and a modified version is included in the 2015-2023 Housing Element.
8. **Housing for Extremely Low Income Households:** The Zoning Ordinance is the primary implementation tool for the Land Use Element and can be used to encourage the development of housing for extremely low income households.	• Amend the Zoning Ordinance provisions related to emergency shelters, transitional housing, supportive housing, and target housing groups within one year of the adoption of the Housing Element.	**Accomplishments:** The City expects to amend the Zoning Ordinance as part of the comprehensive update to implement the General Plan. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.

Table App-49: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
Goal: Use public-private partnerships and collaborative efforts to ensure that all segments of the community have access to safe and decent housing that meets their special needs.		
9. **First-Time Homebuyer Downpayment Assistance:** This program provides financial assistance to moderate, low, and very low income first-time homebuyers at three percent simple APR.	• Modify program in 2010. • Issue six loans a year. • Advertise the program in English and Spanish on the City's website, at the library, and at the public counter. • Advertise through local media. • Enhance application displays at City Hall. • Distribute application packages through local lenders.	**Accomplishments:** The City's housing programs became inactive after the loss of staff and redevelopment funding. The goals associated with those activities were not met and these programs have proven challenging to implement on a small scale with limited staffing. **Continued Appropriateness:** A new program that focuses on connecting households with available State and federal resources is included in the 2015-2023 Housing Element.
10. **City Personnel Home Purchase Incentive Loan Program:** This program provides low interest loans to City of Seaside employees to assist them in obtaining housing in Seaside to help attract and retain quality City employees.	• Continue to offer program and promote program as part of the City's recruitment information.	**Accomplishments:** See accomplishments for Program 9. **Continued Appropriateness:** A new program that focuses on connecting households with available State and federal resources is included in the 2015-2023 Housing Element.
11. **Foreclosure Crisis Response:** The City will establish a Foreclosure Crisis Response program. Under this program, the City will, in coordination with Monterey County, require notice by lenders of units being foreclosed on. Residents will be provided with foreclosure counseling and acquisition of foreclosed units will be a last resort. Units acquired through foreclosure will be provided through the	• Establish program in 2010. • Advertise the program in English and Spanish on the City's website, at the library, and at the public counter. • Mail out brochures to target areas. • Advertise through local media. • Distribute brochures to local lenders.	**Accomplishments:** In March 2011, the City adopted an ordinance (No. 996) that establishes an abandoned residential property registration program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties. The program requires mortgage lenders to inspect defaulted properties to confirm occupancy. If a property is found to be vacant, the ordinance requires that the lender exercise the abandonment clause within their mortgage contract, register the property with the City and immediately

Table App-49: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
downpayment assistance program.		begin to secure and maintain the property to the "neighborhood standard." In short, the program requires that the absentee lender/owner "be a good neighbor" and maintain its property as if the residence were its own neighborhood. **Continued Appropriateness:** This program continues to be appropriate and a modified version will be included in the 2015-2023 Housing Element.
12. **Section 8 Housing Choice Voucher Program:** The Section 8 Housing Choice Voucher program provides rental subsidies to very low income families and elderly households who spend more than 30 percent of their gross income on housing.	• Offer incentives through the House Paint (Operation Paintbrush) Program to property owners who accept Section 8 vouchers. • Maintain assistance to 200 households (at least 70 percent must be extremely low income households pursuant to HUD regulations). • Support HAMC's efforts to pursue additional funds by writing letters of support to be included in HAMC's annual application packages to HUD. • Advertise the program in English and Spanish on the City's website, at the library, and at the public counter. • Advertise through local media.	**Accomplishments:** The Housing Choice Voucher program represents an important resource for the City's extremely low and very low income households. As of May 2017, 124 households in Seaside are utilizing Housing Choice Vouchers, with another 666 households on the waitlist for assistance. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.
13. **Preservation of Publicly Assisted Low Income Housing:** Three of the four affordable housing projects in the City are considered at risk of converting to market-rate housing. The City will work with existing and potential owners, as well as tenants to	• Keep in regular contact with the property owners of the at-risk projects to determine the status of that building. • Ensure that no affordable rental unit is allowed to convert to a condominium without meeting the requirements of the City's adopted condominium conversion ordinance in	**Accomplishments:** No publicly assisted housing was converted to non-low income use during the past Housing Element planning period. **Continued Appropriateness:** This program continues to be appropriate and is updated in the 2015-2023 Housing Element to reflect the status of the affordable housing projects.

Table App-49: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
keep the 405 assisted units affordable to lower income households and to avoid tenant displacement.	Chapter 17.42 of the Zoning Ordinance. • Work with tenants to inform them of their rights under federal and state regulations. • Maintain regular contact with the Housing Authority and with other non-profit agencies that express an interest in purchasing and/or managing the units at-risk and assist them in acquisition or establishing management of the units if they are sold.	
14. **Affordable Housing Construction:** To implement the West Broadway Specific Plan and promote jobs-housing balance in the community, the City will pursue mixed use developments, particular those with affordable housing.	• Pursue mixed use projects with affordable housing. • Prioritize projects with affordable housing (especially extremely low income units) for funding and water allocation.	**Accomplishments:** The City's affordable housing development efforts have been significantly hindered by several major obstacles during the previous planning period. The loss of redevelopment funds has severely hindered any and all housing initiatives since 2012. In addition, the City of Seaside continues to have ongoing issues regarding limited water resources to supply toward new development that would be subject to affordable inclusionary housing programs. The City's water provider Cal-American is under a cease and desist order by the State Water Resources Control Board that prohibits intensifying existing uses or adding new water connections. However, the moratorium on water meters within the City of Seaside proper may be removed in in the future. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Goal: Removing Governmental Constraints		

Table App-49: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
15. **Affordable Attached Single-Family Unit:** The City will amend the Zoning Ordinance to provide consistent treatment for market-rate and affordable attached single-family homes.	• Amend Zoning Ordinance within one year of Housing Element adoption.	**Accomplishments:** The City has not amended the ordinance to address this discrepancy in its Zoning Ordinance. This revision will be incorporated as part of the comprehensive update to the Zoning Ordinance to implement the new General Plan. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2015-2023 Housing Element.
16. **Inclusionary Housing Program:** The City will review development applications on a case-by-case basis to assess the obligations under the City's Inclusionary Housing Program and determine the necessary incentives and/or concessions required to enhance project feasibility.	• Review development applications on a case-by-case basis to determine incentives and/or concessions needed to enhance project feasibility.	***Accomplishments:*** The City continues to implement its Inclusionary Housing Program and reviews development applications on a case-by-case basis to determine incentives and/or concessions needed to enhance project feasibility. However, as discussed under Program 15, little housing construction occurred since 2010 due to water meter moratorium and rebounding housing market. Limitations on infill development also presents some difficulty with assembling small parcels into a single lot. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2015-2023 Housing Element.
17. **Adequate Water Supply for the Development of New Housing:** There is currently a lack of adequate water on the Monterey Peninsula for new development to occur. Remaining water allocation	• Prioritize projects with affordable housing (especially extremely low income units) for funding and water allocation. • Support efforts by the MPWMD to expand the water supply. • Continue to work to have the MPWMD	**Accomplishments:** The City acknowledges the fact that limited water supply is a constraint to the provision of housing and requires new and redevelopment projects to install and to utilize water conservation measures per Section 13.18.010 of the Seaside Municipal Code. This includes installation/retrofitting of low water-

Table App-49: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
credits within Seaside are limited to mixed-use and commercial economic development projects. Currently, the City is working with other jurisdictions and agencies to maintain and augment the existing water supply.	reverse its policy decision of prohibiting the transfer of water credits from one property to another. • Continue to implement guidelines for the allocation of remaining water credits to give priority for the construction of low income units. • Continue to require new public and private development and redevelopment projects to install and utilize water conservation.	use plumbing and fixtures. The City also continues to support all efforts by the Monterey Peninsula Water Management District (MPWMD) to expand the water supply. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2015-2023 Housing Element.
18. **Reasonable Accommodations:** The City will amend the reasonable accommodation procedure to provide flexibility in the application of planning and development regulations for disabled residents via an administrative procedure.	• Amend the reasonable accommodations procedure within one year of the adoption of the Housing Element. • Develop brochures to publicize the availability of reasonable accommodation for persons with disabilities. • Advertise the program in English and Spanish on the City's website, at the library, and at the public counter. • Advertise through local media.	**Accomplishments:** The City has not amended the ordinance to establish formal procedures for processing reasonable accommodation requests. This revision will be incorporated as part of the comprehensive update to the Zoning Ordinance to implement the new General Plan. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2015-2023 Housing Element.
Goal: Promote equal housing opportunities		
19. **Fair Housing Education:** The City will continue to disseminate information to the public in English and Spanish regarding fair housing services, rights, illegal practices, and agencies that are available to assist in resolving housing discrimination issues.	• Coordinate with the HAMC to provide brochures and other pertinent fair housing materials in English and Spanish at City Hall, the library, and the Post Office, Oldemeyer Center. • Advertise the program in English and Spanish on the City's website, at the library, and at the public counter. • Advertise through local media.	**Accomplishments:** The City's priorities in affirmatively furthering fair housing remain focused on educating the general public on fair housing issues and policies to keep individuals aware of their rights and remedies under state and federal laws, and keeping housing providers and real estate persons knowledgeable on housing discriminatory practices and consequences. Fair housing information is sent free of charge

Table App-49: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
		to those who request it. In addition, the City promotes fair housing awareness in its housing programs and works with housing providers in the city to ensure the fair and equitable treatment of persons and households seeking housing in Seaside. The City also makes available to the public through its website the HUD brochure entitled "Are You a Victim of Housing Discrimination?" that lists illegal housing discrimination actions under the Fair Housing Act and a complaint form for mailing to HUD Fair Housing Hub in San Francisco. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2015-2023 Housing Element.
20. **Rental Mediation Service:** The City will continue to sponsor mediation services for tenant/landlord disputes on matters including, but not limited to, discrimination, rent, property maintenance, repair, and eviction.	• Continue to support and provide funds to the Conflict Resolution & Mediation Center of Monterey County. • Advertise the program in English and Spanish on the City's website, at the library, and at the public counter. • Advertise through local media.	**Accomplishments:** The County no longer provides rent mediation services. **Continued Appropriateness:** This program is removed from the Housing Element.

Section 6: Community Engagement

This Housing Element was prepared as part of the comprehensive update to the General Plan. An extensive community engagement program was implemented to give opportunities for all residents and stakeholder to participate in the process of developing a long-term vision for Seaside. The engagement activities provide a wide variety of opportunities for participation and are targeted at reaching out to members of the community who are typically not involved in civic projects and government meetings. The Community Engagement Plan includes various components. The specific activities that pertain to the Housing Element are described below:

Stakeholder Interviews

Between April 2016 and June 2016, Raimi + Associates conducted ten stakeholder interviews with Seaside resident leaders about the unique characteristics of Seaside, key issues and opportunities, vision for the future, and community engagement opportunities. Stakeholder responses touched on a wide variety of topics. The housing-related responses are summarized below:

- **Housing affordability, housing age, and overcrowding.** Homes are more affordable in Seaside than any other place in the Peninsula. However, homes are more affordable in Seaside than any other place in the Peninsula.
- **Gentrification.** Gentrification is happening in the City.
- **Overcrowding.** Multiple families are living together in one home. Some families live in the garage and others are building Illegal attachments to homes.
- **Overcrowding.** Multiple families are living together in one home. Some families live in the garage and others are building Illegal attachments to homes.
- **Housing ownership.** Most housing is sold to outside investors.

With regard to their vision for the community, stakeholders expressed the following:

- **Upscale housing.** A diversity of housing, including upscale-housing to allow for people to move up**.**
- **Affordable housing for all.** Seaside with reasonable housing prices for everyone, including senior citizen homes in the City.
- **Housing for CSUMB students.** University students need more housing, and the City can encourage housing development near the college.

In addition to the Raimi + Associates interviews, Veronica Tam and Associates also interviewed CHISPA, an affordable housing developer active in the Monterey Bay. Representative from CHISPA expressed the difficulty of affordable housing as a mixed use product in the area due to limited funding for such product type and lack of experience in leasing the commercial component. Also, rents for existing retail space in the region are relatively low and therefore it would be difficult to find retailers willing to pay higher rents for the new space. The City recognizes this constraint and therefore, introduced standalone residential uses in mixed use neighborhoods in the new General Plan.

Community Open Houses

Housing was included as a topic in the Community Open House conducted on February 27, 2017 at the Oldemeyer Center. 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.

Mailing List

A special mailing was sent out to housing developers, professionals, community stakeholders with an interest in housing, and agencies and organizations that serve the housing and supportive service needs of lower and moderate income households and those with special housing needs.

Raina Venoy, President
African American Chamber of Commerce
P.O. Box 670
Seaside, CA 93955

Krystlyn Giedt
Seaside Business & Resident Association
PO Box 1542
Seaside, CA 93955

Teresa Sullivan, Executive Director
Alliance on Aging of Monterey County
247 Main Street
Salinas, CA 93901

Michelle Averill
Chief Executive Director
American Red Cross - Monterey
P.O. Box AR
Carmel, CA 93921

Catholic Charities Diocese of Monterey
922 Hilby Ave, Suite C
Seaside, CA 93955

Katherine Thoeni, Executive Officer
Coalition of Homeless Services Providers
Martinez Hall, 220 12th Street
Marina, CA 93933

Kathi Speller, President
Community of Caring Monterey Peninsula
600 Camino El Estero #2
Monterey, CA 93940

Chris Shannon, Executive Director
Door to Hope
130 W. Gabilan Street
Salinas, CA 93901

Linda Byrnes, Development Director
Housing Resource Center
201 A John Street
Salinas, CA 93901

Leon And Sylvia Panetta Institute For Public Policy
100 Campus Center, Bldg 86E
Seaside, CA 93955

Mary Ann Leffel
Interim Executive Director
Monterey County Business Council
P.O. Box 2746
Monterey , CA 93942

Richard Glenn
Seaside/Sand City Chamber of Commerce
505 Broadway Ave.
Seaside, CA 93955

Catherine Bowie
American Water (Monterey Area)
511 Forest Lodge Rd, Suite 100
Pacific Grove, CA 93950.

José R. Padilla Executive Director
California Rural Legal Assistance
3 Williams Road
Salinas, CA 93905

Juan Uranga, Exceutive Director
Center for Community Advocacy
22 West Gabilan Street
Salinas, CA 93901

Steven J. Packer, President/CEO
Community Hospital of the Monterey Peninsula (CHOMP)
23625 Holman Highway, P.O. Box HH
Monterey, CA 93942

Ben Bruce, Executive Director
Community Partnership for Youth
P.O. Box 42
Monterey, CA 93942

Scott Webb, Executive Director
Easter Seals Central California
9010 Soquel Drive
Aptos, CA 95003

Jan Stokley, Executive Director
Housing Choices Coalition
21 Brennan Stret, #18
Watsonville, CA 95076

Christian Mendelsohn
Executive Director
Loaves, Fishes and Computers
938 S. Main St.
Salinas, CA 93901

Jody Hansen, President/CEO
Monterey Peninsula Chamber of Commerce
243 El Dorado Street, Suite 200
Monterey , CA 93940

Becky Mann
Alliance on Aging of Monterey County
247 Main Street
Salinas, CA 93901

Sherry Williams, Regional Director
Alzheimer's Association - Monterey County
21 Lower Ragsdale Drive
Monterey, CA 93940

Huda Adem, MPH
Health Career Connection
California Special Initiatives
300 Frank H. Ogawa Plaza, Suite 243
Oakland, CA 94612

Elsa Quezada Executive Director
Central Coast Center for Independent Living
318 Cayuga Street, Suite 208
Salinas, CA 93901

Robert Rapp
Community Human Services
P.O. Box 3076
Monterey, CA 93942

Management
Del Monte Manor Inc.
1466 Yosemite Street
Seaside, CA 93955

Melissa Kendrick, Executive Director
Food Bank for Monterey County
815 W. Market, #5
Salinas, CA 93901

Philip Geiger, Development Director
Legal Services For Seniors
915 Hilby Avenue, Suite 2
Seaside, CA 93955

Carlos Ramos President
LULAC
P.O. Box 1055
Seaside , CA 93955

Andrea Fuerst, Associate Director
Meals on Wheels of the Monterey Peninsula
700 Jewell Avenue
Pacific Grove, CA 93950

Peter Prodis President
Seaside Rotary Club
1 McClure Way
Seaside, CA 93955

Tania Alvarez, Prevention Coordinator
Sun Street Center
1760 Fremont Blvd., Suite E1
Seaside, CA 93955

Jennifer Swain, Corps Officer
The Salvation Army
1491 Contra Costa St.
Seaside, CA 93955

Peter Cameron, President/CEO
Veterans Resource Center
40 Bonifacio Plaza
Monterey, CA 93940

Greater Victory Temple Church
P.O. Box 1070
Seaside, CA 93955

Pastor Jason Yarbrough
Monterey Bay Christian Center
1184 Hilby Ave
Seaside, CA 93955

Seaside First Baptist Church
1949 Waring St
Seaside, CA 93955

Lynn Bentaleb Program Officer
Community Foundation for Monterey County
2354 Garden Road
Monterey, CA 93940

Sue Parris, Project Coordinator
Nonprofit Alliance of Monterey County
P.O. Box 602
Pacific Grove, CA 93950

Alan Crawford, Principal
Central Coast High School
200 Coe Ave.
Seaside, CA 93955

Viveca Lohr, Executive Director
Meals on Wheels of the Monterey Peninsula
700 Jewell Avenue
Pacific Grove, CA 93950

Leticia Bejarano, Program Director
Shelter Outreach Plus - Homeless Services Providers
3087 Wittenmyer Ct.
Marina, CA 93933

Carl Braginsky
The Salvation Army
1491 Contra Costa St.
Seaside, CA 93955

Mel Mason
Executive Director/Clinical Director
The Village Project
1069 Broadway Ave., Suite 201
Seaside, CA 93955

Bethel Missionary Baptist Church
390 Elm Ave.
Seaside, CA 93955

Korean Baptist Church Of Monterey
601 Sonoma Avenue
Seaside, CA 93955

New Hope Baptist Church
P.O. Box 834
Seaside, CA 93955

Pastor Frederick Anderson
Seventh Day Adventist Church
1600 Broadway Ave.
Seaside, CA 93955

Colleen Beye Aide to Supervisor Parker
County of Monterey
2616 1st Avenue
Marina, CA 93933

Robin Leppo Kerr, Executive Director
YWCA Monterey County
236 Monterey Street
Salinas, CA 93901

Nena Prakash, Executive Assistant
Chartwell School
2511 Numa Watson Rd
Seaside, CA 93955

Fair Housing Coordinator
Project Sentinel
8339 Church Street, Suite 104
Gilroy, CA 95020

St. Vincent de Paul Society
1475 La Salle Ave
Seaside, CA 93955

Sandra Thomas, Program Assistant
The Salvation Army
1491 Contra Costa St.
Seaside, CA 93955

Col. Kurt Schake, PhD
Executive Director
Veterans Transition Center
220 12th Street, Martinez Hall
Marina, CA 93933

Rev. Darren Harbaugh
Faith Lutheran Church Missouri Synod
1460 Hilby Ave.
Seaside, CA 93955

Lighthouse Baptist Church
1030 Hilby Ave
Seaside, CA 93955

Seaside Community Church
P.O. Box 733
Seaside, CA 93955

St. Seraphim's Russian Orthodox
Canyon Del Rey Bl & Frances Ave
Seaside, CA 93955

La'Quana Williams
Monterey County Health Department
1270 Natividad Rd.
Salinas, CA 93903

Joseph Velasquez
Auburn's House Montessori School
1242 Siddall Ct.
Seaside, CA 93955

Bonnie Irwin, Provost
CSU Monterey Bay
100 Campus Center (Bldg 1)
Seaside, CA 93955

Laura Matter, Reading Specialist
CSUMB Reading Center
4205 A Street
Seaside, CA 93955

Van Heukelem, Principal
Dual Language Academy of the Monterey Peninsula
225 Normandy Rd.
Seaside, CA 93955

Jessica Allen, Principal
International School of Monterey
1720 Yosemite St.
Seaside, CA 93955

Jacob Voyce, Principal
Monterey Bay Christian School
1184 Hilby Ave
Seaside, CA 93955

Catherine Nyznyk, Director
Monterey Peninsula College MPC
980 Fremont Street
Monterey, CA 93940

Carlos Moran, Principal
Seaside High School
2200 Noche Buena St.
Seaside, CA 93955

Nittaya Robinson, Site Supervisor
Monterey Peninsula Unified School District - Family Resource Center
3066 Lake Drive
Seaside, CA 93955

Diane Beron, Site Supervisor
Pacific Grove Unified School District
485 Pine Avenue
Pacific Grove, CA 93950

Dana Cleary,
Director of Real Estate Development
CHISPA, Inc.
295 Main Street, Suite 100
Salinas, CA 93901

Jean Goebel Executive Director
Housing Authority of the County of Monterey
123 Rico Street
Salinas, CA 93907

Rob Weisskirch, Professor HR
CSUMB
3049 Divarty Steet
Seaside, CA 93955

Cathleen Main, Principal
George C. Marshall Elementary School
300 Normandy Rd
Seaside, CA 93955

Robert Greenlee, Principal
Martin Luther King Jr School
1713 Broadway Ave
Seaside, CA 93955

Mary Johnson, Early Childhood Education Department Chair
Monterey Peninsula College
980 Fremont Street
Monterey, CA 93940

Pricipal Director
Ord Terrace Elementary School
1755 La Salle Ave
Seaside, CA 93955

Manuel Nunez, Principal
Seaside Middle School
999 Coe Ave.
Seaside, CA 93955

Daphne Faber, Program Office Supervisor
Monterey Peninsula Unified School District
1295 La Salle Avenue
Seaside, CA 93940

Christopher Placco, Associate Vice President
Cal State University Monterey Bay
100 Campus Drive
Seaside, CA 93955

David Foster, Executive Director
Habitat for Humanity Monterey Bay
1007 Cedar Street
Santa Cruz, CA 95060

Isaac Sharp President
Rebuilding Together - Monterey/Salinas
P.O. Box 3323
Monterey, CA 93942

Dr. Ramiro S. Reyes, Principal
Del Rey Woods Elementary School
1281 Plumas Ave
Seaside, CA 93955

Hecate Rosewood, Pricipal
Highland Elementary School
1650 Sonoma Ave.
Seaside, CA 93955

Allan Crawsord, Principal Director
Monterey Adult School
200 Coe Ave.
Seaside, CA 93955

Walter Tribley, Superintendent President
Monterey Peninsula College MPC
980 Fremont Street
Monterey, CA 93940

Luis Grados
Peninsula Adventist School
1025 Mescal St.
Seaside, CA 93955

Mary Jones
Monterey Peninsula Unified School District - MPUSD
1755 La Salle Avenue
Seaside, CA 93940

Lazaro Camargo, Teacher
Monterey Peninsula Unified School District
1281 Plumas Avenue
Seaside, CA 93940

Alfred Diaz-Infante, Executive Director
CHISPA, Inc.
295 Main Street, Suite 100
Salinas, CA 93901

Barbara Mitchell, Executive Director
Interim, Inc.
P.O. Box 3222
Monterey, CA 93942

Joshua Howard, Senior Vice President
California Apartment Assocation Tri-County Division
1530 The Alameda Suite 100
San Jose, CA 95126

Kevin Stone, Chief Executive Director
Monterey County Association of Realtors
201-A Calle Del Oaks
Del Rey Oaks, CA 93940

Starla Warren, President
Monterey County Housing Authority Development Corporation
300 Front Street, Suite 107
Salinas, CA 93901

Mathew O. Franklin, President
MidPen Housing
275 Main Street, Suite 204
Watsonville, CA 95076

Jane Barr
Eden Housing
22645 Grand St.
Hayward, CA 94541

Dennis Lalor, President/CEO
South County Housing, Inc.
7455 Carmel Street
Gilroy, CA 95020

Michael D. DeLapa, Executive Director
LandWatch Monterey County
P.O. Box 1876
Salinas, CA 0

Summary of Comments

General Plan Vision and Designations

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 Issues and Program Preferences

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.

Are there any specific groups we should target new housing for?	**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	

Are there any specific groups we should target new housing for?	Tally
• 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	

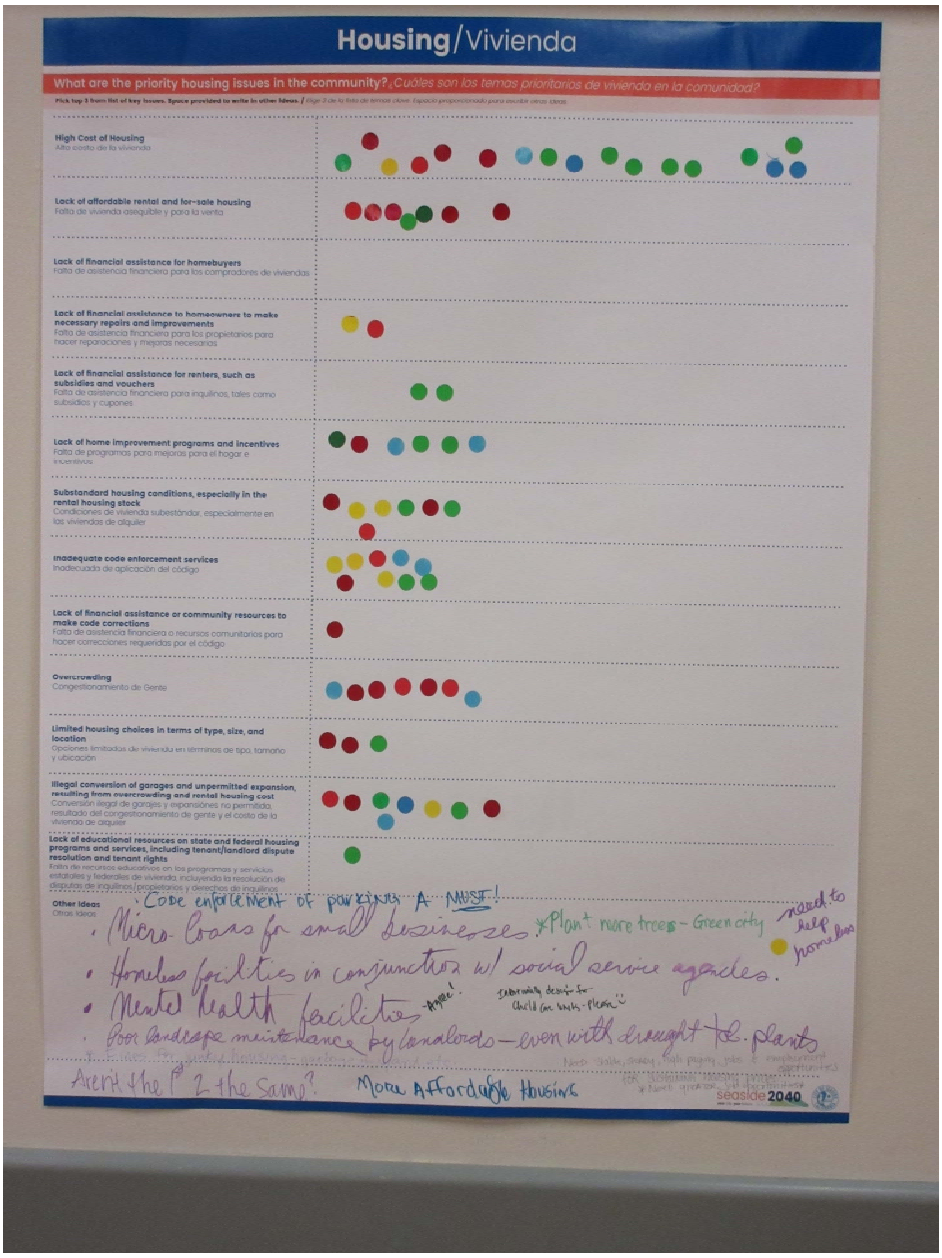
Housing question number two asked participants to identify specific groups to target new housing and provided a list of seven potential options. Participants were also provided space to list any other groups or ideas. Participants were particularly interested in providing new housing for seniors, in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

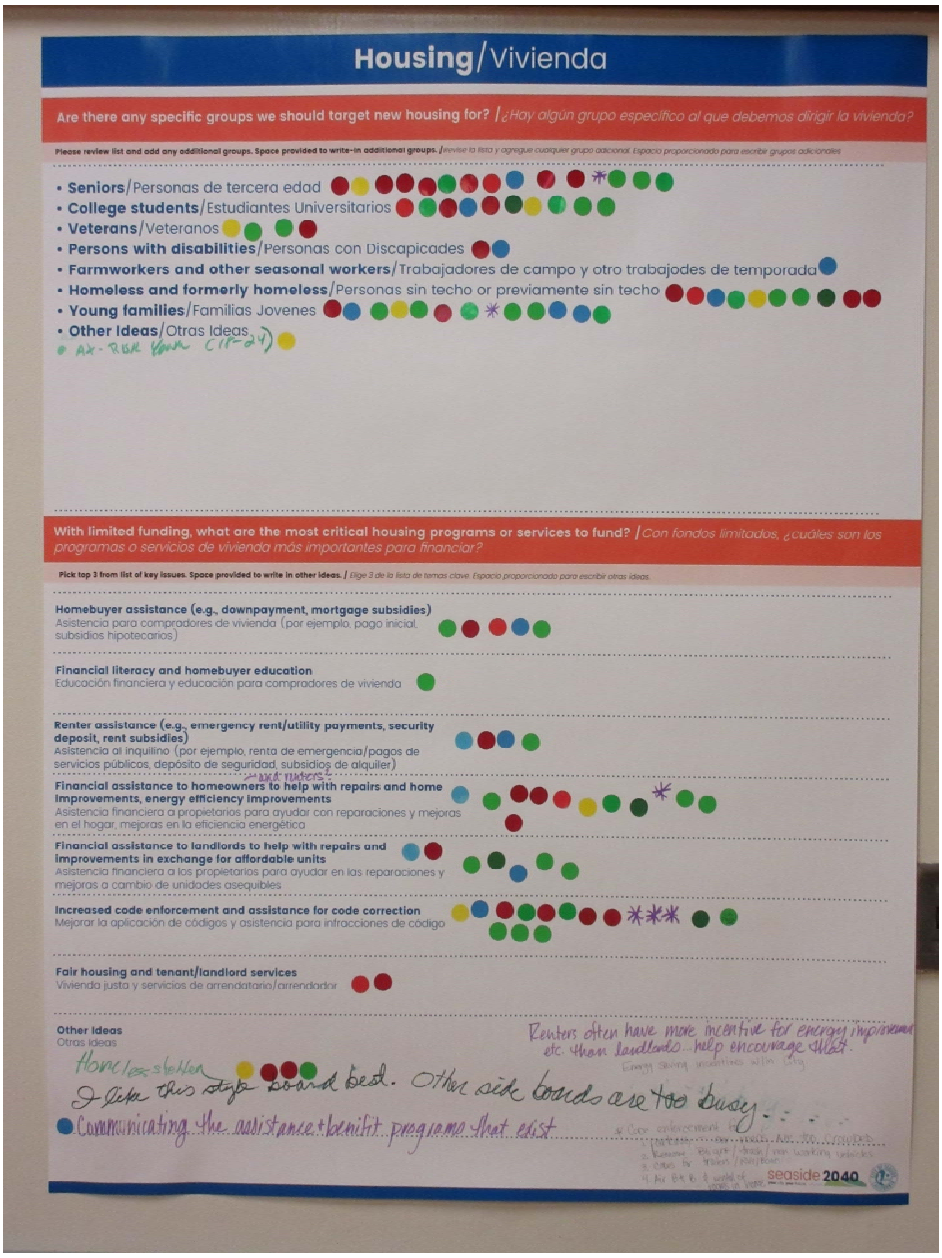
Are there any specific groups we should target new housing for?	*Tally*
Seniors	15 (1)
College Students	10 (1)
Veterans	4
Persons with Disabilities	2 (1)
Farmworkers and other seasonal workers	(1)
Homeless and formerly homeless	10 (1)
Young Families	13 (3)
Other ideas: At Risk Youth (18-24)	

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.

With limited funding, what are the most critical housing programs or services to fund?	Tally
Homebuyer Assistance	5 (1)
Financial Literacy and Homebuyer Education	1
Renter Assistance	4 (2)
Financial Assistance to homeowners to help with repairs and home improvements, energy efficiency improvements	12 (1)
Financial assistance to landlords to help with repairs and improvements in exchange for affordable units	7 (2)
Increased code enforcement and assistance for code correction	16 (1)
Fair housing and tenant/landlord services	2

With limited funding, what are the most critical housing programs or services to fund?	Tally
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	


Housing/Vivienda
What are the priority housing issues in the community? ¿Cuáles son los temas prioritarios de vivienda en la comunidad?
High Cost of Housing
Alto costo de la vivienda
Lack of affordable rental and for-sale housing
Falta de vivienda asequible y para la venta
Lack of financial assistance for homebuyers
Falta de asistencia financiera para los compradores de viviendas
Lack of financial assistance to homeowners to make necessary repairs and improvements
Falta de asistencia financiera para los propietarios para hacer reparaciones y mejoras necesarias
Lack of financial assistance for renters, such as subsidies and vouchers
Falta de asistencia financiera para inquilinos, tales como subsidios y cupones
Lack of home improvement programs and incentives
Falta de programas para mejoras para el hogar e incentivos
Substandard housing conditions, especially in the rental housing stock
Condiciones de vivienda subestándar, especialmente en las viviendas de alquiler
Inadequate code enforcement services
Inadecuada de aplicación del código
Lack of financial assistance or community resources to make code corrections
Falta de asistencia financiera o recursos comunitarios para hacer correcciones requeridas por el código
Overcrowding
Congestionamiento de Gente
Limited housing choices in terms of type, size, and location
Opciones limitadas de vivienda en términos de tipo, tamaño y ubicación
Illegal conversion of garages and unpermitted expansion, resulting from overcrowding and rental housing cost
Conversión ilegal de garages y expansiones no permitida, resultado del congestionamiento de gente y el costo de la vivienda de alquiler
Lack of educational resources on state and federal housing programs and services, including tenant/landlord dispute resolution and tenant rights
Falta de recursos educativos on los programas y servicios estatales y federales de vivienda, incluyendo la resolución de disputas de inquilinos/propietarios y derechos de inquilinos
Other Ideas
Otras ideas
Code enforcement of parking A MUST!
Micro-loans for small businesses
*Plant more trees - Green city
need to help homeless
Homeless facilities in conjunction w/ social service agencies.
Mental health facilities
Poor landscape maintenance by landlords - even with drought tol. plants
Aren't the P-2 the same?
More Affordable Housing
seaside 2040


Housing/Vivienda
Are there any specific groups we should target new housing for? / ¿Hay algún grupo específico al que debemos dirigir la vivienda?
Please review list and add any additional groups. Space provided to write-in additional groups. / Revise la lista y agregue cualquier grupo adicional. Espacio proporcionado para escribir grupos adicionales
• Seniors/Personas de tercera edad
• College students/Estudiantes Universitarios
• Veterans/Veteranos
• Persons with disabilities/Personas con Discapicades
• Farmworkers and other seasonal workers/Trabajadores de campo y otro trabajades de temporada
• Homeless and formerly homeless/Personas sin techo or previamente sin techo
• Young families/Familias Jovenes
• Other Ideas/Otras Ideas
With limited funding, what are the most critical housing programs or services to fund? / Con fondos limitados, ¿cuáles son los programas o servicios de vivienda más importantes para financiar?
Pick top 3 from list of key issues. Space provided to write in other ideas. / Elige 3 de la lista de temas clave. Espacio proporcionado para escribir otras ideas.
Homebuyer assistance (e.g., downpayment, mortgage subsidies)
Asistencia para compradores de vivienda (por ejemplo, pago inicial, subsidios hipotecarios)
Financial literacy and homebuyer education
Educación financiera y educación para compradores de vivienda
Renter assistance (e.g., emergency rent/utility payments, security deposit, rent subsidies)
Asistencia al inquilino (por ejemplo, renta de emergencia/pagos de servicios públicos, depósito de seguridad, subsidios de alquiler)
Financial assistance to homeowners to help with repairs and home improvements, energy efficiency improvements
Asistencia financiera a propietarios para ayudar con reparaciones y mejoras en el hogar, mejoras en la eficiencia energética
Financial assistance to landlords to help with repairs and improvements in exchange for affordable units
Asistencia financiera a los propietarios para ayudar en las reparaciones y mejoras a cambio de unidades asequibles
Increased code enforcement and assistance for code correction
Mejorar la aplicación de códigos y asistencia para infracciones de código
Fair housing and tenant/landlord services
Vivienda justa y servicios de arrendatario/arrendador
Other ideas
Otras ideas
Renters often have more incentive for energy improvements etc. than landlords... help encourage that.
I like this style board best. Other side boards are too busy.
Communicating the assistance + benifit programs that exist
seaside 2040

General Plan Task Force

A General Plan Task Force comprised of 15 individuals was convened early in the process. The Task Force is advisory and non-voting. It includes interested citizens, business owners, advocates, and other stakeholders from Seaside, with an emphasis on providing a broad diversity of perspectives. A Task Force meeting that focused on the Housing Element was held on June 8, 2017. The Task Force reviewed the draft housing goals and policies.

Community Workshops

On July 27, 2017, the City conducted a community workshop to review goals and policies with the emphasis on sustainability. The topics covered in this workshop were: environmental sustainability; economic development; arts and culture; community health; and affordable housing. The following is a brief summary of the housing-related comments received:

- Live/work and shopkeeper units are in high demand in other Monterey Bay communities.
- Housing is needed for CSUMB students, faculty, and staff.
- The City needs a mix of housing for different income levels, including for higher income households. Different housing options would allow households to trade up or down depending on their needs.
- Housing is too expensive. The City needs more multifamily rental and ownership housing.
- Assisted living, independent living, and other senior housing options should be planned with services and amenities.
- Accessory dwelling units may be an appropriate affordable housing option.
- Housing is also needed for farmworkers and hospitality workers. However, most of these workers cannot rely on public transportation to go to work. Therefore housing for these workers needs to provide adequate space for parking.
- With many homes being used as rentals, absentee landlords present an issue with maintenance and repairs.

Planning Commission Meetings

The Draft Housing Element will be presented to the Planning Commission on August 23, 2017.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE

SEASIDE AMENDING TITLE AND CHAPTER ESTABLISHING CANNABIS ACTIVITIES AS A USE ALLOWED SUBJECT TO A USE PERMIT IN SPECIFIED ZONES AND ESTABLISHING USES TO PROTECT PUBLIC HEALTH, SAFETY & WELFARE.

RECITALS:

This ordinance also defines terms and adds Chapter 19 to the City of Seaside to establish regulations governing the issuance of use permits for commercial medical cannabis activities, including cultivation, dispensaries, manufacturing, testing, transportation, and distribution. The ordinance also contains provisions for enforcement of the ordinance.

WHEREAS, in 1996, California voters approved Proposition 215 (codified at Health and Safety Code section 11362.5 and titled the "Compassionate Use Act of 1996"), which provides criminal immunity for patients and primary caregivers for the cultivation and possession of cannabis if a doctor has recommended the cannabis for medical purposes; and

WHEREAS, in 2004, Senate Bill 420 was enacted (codified at Health and Safety Code section 11362.7 *et seq.* and titled the "Medical Marijuana Program Act") to clarify the scope of the Compassionate Use Act of 1996. The Medical Marijuana Program Act allows cities and other governing bodies to adopt and enforce laws consistent with its provisions; and

WHEREAS, neither the Compassionate Use Act of 1996 nor the Medical Marijuana Program Act provided an effective statewide regulatory system for the medical cannabis industry, and this lack of uniform regulation created uncertainty about the legality of medical cannabis activities and endangered the safety of end users, who have not had the benefit of a monitored supply chain for medical cannabis, quality control, testing or labeling requirements; and

WHEREAS, the purpose of citywide regulation of medical cannabis dispensaries is to regulate the cultivation, manufacturing, research, testing, and sale and distribution of cannabis in the interest of patients who qualify to obtain, possess and use cannabis for medical purposes under state law, and to provide safe medical cannabis product and inventory; and

WHEREAS, in 2011, Assembly Bill 2650 was enacted (codified at Health and Safety Code section 11362.768). This law affirms that cities can adopt ordinances that restrict the location and establishment of medical marijuana collectives, cooperatives, and dispensaries; and

WHEREAS, in *City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc.* (2013) 56 Cal.4th 729, the California Supreme Court concluded that nothing in the Compassionate Use Act or the Medical Marijuana Program Act precludes a local jurisdiction from regulating or prohibiting facilities that distribute medical marijuana; and

WHEREAS, in 2015, Assembly Bills 243 and 266 and Senate Bill 643 were enacted (codified at Business and Professions Code section 19300 *et seq.* and titled the "Medical Marijuana Regulation and Safety Act"). These bills also amended provisions of the Medical Marijuana Program Act related to the cultivation of medical marijuana; and

WHEREAS, the Medical Marijuana Regulation and Safety Act establishes a long- overdue comprehensive regulatory framework for medical cannabis in California (including production, transportation and sale of medical cannabis), requires establishment of uniform state minimum health and safety standards, testing standards, mandatory product testing, and security requirements at dispensaries and during transport of the product, and provides criminal immunity for licensees; and

WHEREAS, the Medical Marijuana Regulation and Safety Act preserves local control in a number of ways: (1) by requiring medical cannabis businesses to obtain both a state license and a local license or permit to operate legally in California, (2) by terminating the ability of a medical cannabis business to operate if its local license or permit is terminated, (3) by authorizing local governments to enforce state law in addition to local ordinances, if they request that authority and it is granted by the relevant state agency, (4) by providing for civil penalties for unlicensed activities, and continuing to apply applicable criminal penalties under existing law, and (5) by expressly protecting local licensing practices, zoning ordinances, and local actions taken under the constitutional police power; and

WHEREAS, the Proposition 64, The Adult Use of Marijuana Act was passed by the voters November 8th, 2016 and

WHEREAS, the Adult Use of Marijuana act provides local authority to reasonably regulate the cultivation, testing, sale and research and development of cannabis, and

WHEREAS, the City of Seaside wishes to amend the Seaside Municipal Code to regulate cannabis activities in a manner that protects the public health, safety and general welfare of the community, and in the interest of patients who qualify to obtain, possess

and use marijuana for medical purposes, consistent with the Compassionate Use Act of 1996, the Medical Marijuana Program Act, Medical Marijuana Regulation and Safety Act and Proposition 64; and

WHEREAS, the City of Seaside has a compelling interest in protecting the public health, safety, and welfare of its citizens, residents, visitors and businesses by developing and implementing strict performance and operating standards for cannabis businesses; and

WHEREAS, nothing in this Ordinance shall be deemed to conflict with federal law as contained in the Controlled Substances Act, 21 U.S.C. § 841 or to license any activity that is prohibited under said Act except as mandated by State law; and

WHEREAS, nothing in this Ordinance shall be construed to (1) allow persons to engage in conduct that endangers others or causes a public nuisance; or (2) allow any activity relating to the sale, distribution, possession or use of cannabis that is illegal under state law; and compliance with the requirements of this Ordinance shall not provide a defense to criminal prosecution under any applicable law;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF SEASIDE DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The City Council finds and determines the foregoing recitals to be true and correct and hereby adopts and incorporates them into this Ordinance.

SECTION 2. Purpose and Intent. It is the purpose and intent of this Ordinance to clarify and expressly authorize cannabis businesses including dispensaries and cannabis cultivation, testing, processing and sales, in order to preserve the public peace, health, safety, and general welfare of the citizens and residents of, and travelers through the City of Seaside as authorized by the Medical Marijuana Regulation and Safety Act, and Proposition 64.

SECTION 3. Zoning. The following changes shall be made to Chapter 17.14.030, 17.20.30 and 17.52.150 of the Municipal Code.

1. Section 17.14.030 (B) – The CRG, MX and CMX zones shall have Cannabis Dispensary added as land uses with a requirement of a Use Permit.
2. Section 17.14.030 (B) – The CMX Zone shall have Cannabis Research and Development, Cannabis Manufacturing, and Cannabis Related Processing added to the land use table with the requirement of a Minor Use Permit.
3. Section 17.14.030 (B) – All Commercial Zones shall have Cannabis Testing added to the land use table.

4. Section 17.20.030 – The West Broadway Urban Village Specific Plan shall be modified to allow Cannabis Cultivation with a mature canopy of 10,000 square feet or less in structures that face Olympia Avenue or the alleyway immediately to the North of Broadway.
5. Section 17.52.150 – This section of the code shall be deleted.

SECTION 4: Use Permit. Use permits and Administrative Use Permits for cannabis and cannabis related uses are for one year. No property interest, vested right, or entitlement to receive a future license to operate a medical marijuana business shall ever inure to the benefit of such permit holder as such permits are revocable at any time with our without cause by the City Manager or designee subject to Section 19.09

SECTION 5: Business License.

1. Add Section 5.04.401 Retail Cannabis Dispensary: All establishments selling Cannabis or Cannabis Related Products for adult use shall pay a business operations tax equal to 6% of annual gross receipts. New Cannabis Dispensaries shall pay a tax equal to 6% of Two-Thousand Dollars ($2,000) of annual sales per square foot of the dispensary's floor area. Payments are due quarterly on July 1, October 1, January 1 and April 1 each year.
2. Add Section 5.04.401: Non-Retail Cannabis Uses: All establishments selling wholesale cannabis and cannabis related products, manufacturing cannabis related products, processing cannabis related products, researching cannabis related products, and testing cannabis related products shall pay a business operations tax equal to 2% of annual gross receipts. New non-retail cannabis uses shall pay a tax equal to 2% of One-Thousand Dollars ($1,000) of annual sales per square foot of the use's floor area. Payments are due quarterly on July 1, October 1, January 1 and April 1 each year.

SECTION 6: Fees.

1. Amend the City Fee Schedule to include "Cannabis Dispensary Application Use Permit Fee" of $7,000.
2. Amend the City Fee Schedule to include "Non-Dispensary Cannabis Application Use Permit Fee" of $3,000.

CHAPTER19

COMMERCIAL CANNABIS ACTIVITIES

SECTIONS:

19-01 Definitions

19-02 Cannabis Dispensaries and Operating Standard

19-03 On-site Consumption Permit

19-04 Commercial Cannabis Cultivation and Operating Standard

19-05 Commercial Cannabis Testing, Manufacturing, and Research and Development Operating Standard

19-06 Cannabis Transport and Distribution

19-07 Public Hearing

19-08 Ranking and Allocation Procedure and Criteria

19-09 Enforcement

19-10 Appeals Process

19-11 Severability

19.01 DEFINITIONS

The following words or phrases, whenever used in this Chapter, shall be given the following definitions:

A. "Bureau" means the Bureau of Medical Marijuana Regulation within the California Department of Consumer Affairs.

B. "Cannabinoid" or "phytocannabinoid" means a chemical compound that is unique to and derived from cannabis.

C. "Medical cannabis" or "Medical cannabis product" means a product containing cannabis, including, but not limited to, concentrates and extractions, intended to be sold

for use by medical cannabis patients in California pursuant to the Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the Health and Safety Code. For the purposes of this Title, "medical cannabis" does not include "industrial hemp" as defined by Section 81000 of the Food and Agricultural Code or Section 11018.5 of the Health and Safety Code.

D. "Adult cannabis" or "Adult cannabis product" " means a product containing cannabis, including, but not limited to, concentrates and extractions, intended to be sold for use by adults in California pursuant to the Adult Use of Marijuana Act of 2016 (Proposition 64), found at Section 11362.1 of the Health and Safety Code. For the purposes of this Title, "medical cannabis" does not include "industrial hemp" as defined by Section 81000 of the Food and Agricultural Code or Section 11018.5 of the Health and Safety Code.

E. "Commercial medical cannabis activity" means the cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, on-site consumption or sale of medical cannabis or a medical cannabis product.

F. "Cannabis concentrate" means manufactured cannabis that has undergone a process to concentrate the cannabinoid active ingredient, thereby increasing the product's potency.

G. "Canopy" means all areas occupied by any portion of a cannabis plant, inclusive of all vertical planes, whether contiguous or noncontiguous on any one site.

H. "Certificate of accreditation" means a certificate issued by an accrediting body to a licensed testing laboratory, entity, or site to be registered in the state.

I. "Cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of medical or Adult cannabis. Within the definition of cultivation, the following specific License Types, corresponding to state cultivator license types set forth in California Business and Professions Code section 19332(g).

J. "Delivery" means the commercial transfer of medical or Adult cannabis, or medical or Adult cannabis products from a dispensary, up to an amount allowed by the Bureau, to a primary caregiver, qualified patient or adult as defined in Section 11362.7 of the California Health and Safety Code, or a testing laboratory.

K. "Dispensary" means a facility where medical cannabis, medical cannabis products, Adult cannabis, Adult cannabis products or devices for the use of medical or Adult cannabis or medical or Adult cannabis products are offered, either individually or in any combination, for retail sale, including an establishment that delivers medical cannabis and medical cannabis products as part of a retail sale.

L. “Distribution” means the procurement, sale, and transport of medical or Adult cannabis and medical or Adult cannabis products between entities licensed pursuant to this chapter.

M. “Edible cannabis product” means manufactured cannabis that is intended to be used, in whole or in part, for human consumption, including, but not limited to, chewing gum. An edible cannabis product is not considered food as defined by Section 109935 of the California Health and Safety Code or a drug as defined by Section 109925 of the California Health and Safety Code.

N. “Greenhouse” means a fully enclosed permanent structure with climate control, such as heating and ventilation capabilities and supplemental artificial lighting, and that uses a combination of natural and supplemental artificial lighting for cultivation.

O. “Identification card” has the same definition as in Section 11362.7 of the California Health and Safety Code, as it may be amended.

P. “Licensee” means a person issued a state license under Chapter 3.5 (commencing with Section 19300) of the California Business and Professions Code, to engage in a commercial medical or Adult cannabis activity.

Q. “Licensing authority” means the state agency responsible for the issuance, renewal, or reinstatement of a license for commercial medical or Adult cannabis activities, or the state agency authorized to take disciplinary action against the license.

R. “Manufactured cannabis” or “cannabis product” means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, an edible product, or a topical product.

S. “Manufacturing site” means a location that produces, prepares, propagates, or compounds manufactured medical or Adult cannabis or medical or Adult cannabis products, directly or indirectly, by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, and is owned and operated by a licensee for these activities.

T. “Nursery” means a licensee that produces only clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of medical or Adult cannabis.

U. “One ownership” and “owner” have the same definition as set forth in Chapter 21.06 of this Title.

V. “Permittee” means a person issued a commercial cannabis permit under Chapter 7.90.

W. “Person” means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit and includes the plural as well as the singular number.

X. “Primary caregiver” has the same definition as in Section 11362.7 of the California Health and Safety Code, as it may be amended.

Y. “Public park” means an area created, established, designated, or maintained by the a special district, a County, the State, or the Federal government for public play, recreation, or enjoyment or for the protection of natural resources and features at the site.

Z. “Qualified patient” has the same definition as in Section 11362.7 of the California Health and Safety Code, as it may be amended.

AA. “State” means the State of California.

BB.“State license,” “license,” or “registration” means a state license issued pursuant to California Business & Professions Code Sections 19300, *et seq*.

CC. “Testing laboratory” means a facility, entity, or site in the state that offers or performs test of medical cannabis or medical cannabis products and that is both of the following:

1. Accredited by an accrediting body that is independent from all other persons involved in the medical cannabis industry in the state; and

2. Registered with the California State Department of Public Health.

DD. “Transport” means the transfer of medical cannabis or medical cannabis products from the permitted business location of one licensee to the permitted business location of another licensee, for the purposes of conducting commercial medical cannabis activity authorized pursuant to the California Business & Professions Code Sections 19300, *et seq*.

19.02 Cannabis Dispensaries and Operating Standard

19.02.010 Cannabis Dispensaries

Pursuant to Section 5.04, it is unlawful for any owner, operator, or association to own, conduct, operate or maintain, or to participate therein, or to cause or to allow to be conducted, operated, or maintained, any dispensary, delivery or delivery only dispensary in or into the City unless there exists a valid business permit in compliance with the provisions of Chapter 15.04 and a permit issued under this Chapter. However, entities

authorized under SMC Section 19.02.010 must abide by the same requirements imposed herein on dispensaries.

This Chapter, and the requirement to obtain a business permit, does not apply to the individual possession or cultivation of medical or Adult marijuana for personal use, nor does this Chapter apply to the usage, distribution, cultivation or processing of medical or Adult marijuana by qualified patients or primary caregivers or qualified adults when such group is of three or less individuals, and distributing, cultivating or processing the marijuana from a residential unit or a single non-residential parcel of land. Associations of three or less qualified patients or primary caregivers shall not be required to obtain a permit under Chapter 17.62, but must comply with applicable State law.

The City Manager shall issue no more than three (3) valid permits for the operation of medical cannabis dispensaries in the City of Seaside at any one time.

The City Manager shall issue no more than three (3) valid permits for the operation of Adult cannabis dispensaries in the City of Seaside at any one time.

Wherever possible, adult cannabis dispensaries shall have locations adjacent to medical cannabis dispensaries.

No proposed facilities under this Chapter shall be located within a 600 foot radius of any public or private school providing instruction in Kindergarten or grades 1-12, inclusive (but not including any private school in which education is primarily conducted in private homes). The proposed dispensary must be located in a commercial or industrial zone, or its equivalent as may be amended, of the City.

Dispensaries shall not be located within one thousand five hundred (1,000) feet of another dispensary, unless the adjacent dispensary is a medical dispensary locating next to an adult dispensary or the opposite.

19.02.020 ELIGIBILITY REQUIREMENT

A. No person may be allowed to have any position with a Dispensary other than that of Member if he or she has been convicted of:

1. Homicide;

2. Within the preceding 10 years, any serious or violent felony listed in Penal Code Section 1192.7(c) or Section 667.5(c);

3. Within the preceding 10 years, any violation of Penal Code Sections 243 through 247, except for subdivision (a) of Section 243;

4. Within the preceding 10 years, any offense under subdivisions (d) or (e) of Section 11357 or Section 11361, or Articles 1, 3, 5, 6, or 7 of Chapter 6 of Division 10 of the Health and Safety Code; or

5. Within the preceding 3 years any felony violation of Health and Safety Code Section 11358, Section 11359 or Section 11360.

B. Such other information deemed necessary to conduct any investigation or LiveScan Background check of the applicant, and for the City Manager to determine compliance with this Chapter, the City's Municipal Code and Zoning Code.

C. All applicants shall pay an application fee, a permit fee, and all inspection fees that may be required as part of the application process, as specified in the City's Master Fee Schedule.

D. At the time of submission of dispensary permit application, the applicant shall pay a dispensary permit application fee. The fee amount shall be set by City Council resolution per the City's Master Fee Schedule.

E. Notarized, written authorization from the property owner(s) that a Commercial Cannabis Business may be operated at the site.

F. The name and address of Managers or responsible agents of the Commercial Cannabis Business, which shall be updated not less frequently than annually.

19.02.030 OPERATION PLAN

All applicants must provide a plan of operations that will describe how the dispensary will operate consistent with State Law and the provisions of this Chapter including but not limited controls to ensure medical or Adult marijuana will be dispensed only to qualified adults, qualified patients and primary caregivers. Dispensaries shall comply with Health and Safety Code Sections 11362.7 et seq. and any other state laws that may be adopted concerning Medical or Adult Cannabis, California's Medical Marijuana Regulation and Safety Act, the Adult Use of Marijuana Act, the Attorney General's Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use, and any other applicable City laws or regulations, and shall pay all applicable state or local taxes. Dispensaries shall also comply with the operating standards set forth in this Section.

19.02.030 MEMBERSHIP.

A. Medical Dispensaries may consist only of Members.

B. Medical Dispensaries may only obtain Medical Cannabis from, and supply Medical Cannabis to, their Members.

C. No person other than a Member may Cultivate Medical Cannabis on behalf of a Dispensary.

D. The scale of Cultivation by or on behalf of a Dispensary shall be proportional to its Member load as defined by the State of California.

E. Dispensaries may not admit any person as a Member without first verifying his or her status as a qualified patient or primary caregiver as defined by state law, and shall immediately cancel the membership of any person who diverts Medical Cannabis for non-medical use or in any manner not permitted by this Chapter or State law.

F. Physicians' recommendations shall be verified prior to granting membership and at least every twelve (12) months thereafter, and a physical or digital record shall be kept of such verification. No Medical Cannabis may be dispensed except to a Member and pursuant to a recommendation that is no more than twelve (12) months old, unless the recommendation expressly states that it has a longer term or does not expire.

G. Adult Dispensaries must comply with all aspects of the Adult Use of Marijuana Act and must receive a license from the State prior to start of operations, and shall maintain license throughout operations.

H. Non-Diversion. Medical dispensaries shall take all practicable steps necessary to prevent and deter diversion of Medical Cannabis to non-Members. Dispensaries must limit access to Medical Cannabis, Medical Cannabis Products and Edibles to authorized personnel only, and must maintain an inventory management system that accounts for all Medical Cannabis, Medical Cannabis Products and Edibles.

19.02.040 DISPENSING.

A. Medical Dispensary may not dispense to any person who is not a Member, and may not dispense without first verifying membership.

B. Medical Dispensary may not provide more Medical Cannabis to an Individual than is necessary for that person's personal medical use.

C. Dispensary may not distribute free samples for promotional purposes outside of the Dispensary premises.

D. No dispensary shall dispense Medical Marijuana from more than one (1) location in the City of Seaside.

E. No owner of dispensary in the City shall open a second dispensary in the City; except that medical dispensaries and co-located or adjacent Adult dispensaries may have the same ownership.

19.02.050 MEMBERS AND EMPLOYEES.

A. All employees and volunteers must be Members who are at least 18 years of age.

B. Medical Dispensaries may not admit any person under 18 years of age to membership without written authorization of a parent or legal guardian. Any Member under 18 years of age shall be accompanied by a parent or legal guardian at all times that such person is at the Dispensary.

19.02.060 ADULT DISPENSARIES

All Adult Dispensaries must comply with all state law and shall comply with the following conditions:

A. Dispensary may not dispense to any person who is not 21 years of age or older.

B. Dispensary may not distribute free samples for promotional purposes outside of the Dispensary premises.

C. No dispensary shall dispense Adult Marijuana from more than one (1) location in the City of Seaside, however, subject to State requirements, may have a co-located or adjacent Medical and Adult location.

D. No owner of dispensary in the City shall open a second Adult dispensary in the City, however the owner of an Adult dispensary may also own a co-located or adjacent Medical dispensary.

E. All adult dispensaries must hold a valid and current Use Permit from the City of Seaside pursuant section 19.08.010 (d) of this chapter.

19.02.070 SECURITY.

A security plan, as a separate document, outlining the proposed security arrangements to deter and prevent unauthorized entrance into areas containing medical or Adult cannabis or medical or Adult cannabis products and theft of medical or Adult cannabis or medical or Adult cannabis products at the dispensary, in accordance with minimum security measures required by State law and the requirements herein. The security plan shall be reviewed and approved by the Police Department and the Office of the City Manager and shall be exempt from disclosure as a public record pursuant to Government Code Section 6255(a).

A. Dispensaries shall provide adequate security and lighting on-site to ensure the safety of persons and protect the premises from theft at all times. Lighting shall be of sufficient intensity to illuminate all areas of the parking lot, if any. Lighting shall comply with SMC17.30.070.

B. Dispensaries must maintain security guards and camera coverage of their entire grounds to an extent sufficient to ensure the safety of persons and deter crime. Cameras must be maintained in good condition, and use a format approved by the City Manager or his/her designee, which is of adequate quality, color rendition and resolution to allow the ready identification of any individual committing a crime. The cameras shall be in use 24 hours per day, seven (7) days per week. The areas to be covered by the security cameras include, but are not limited to, dispensing areas, storage areas, cultivation areas, all doors, parking lots, anyplace where new product is delivered and any other area determined by the City Manager or his/her designee. Surveillance footage must be retained for a period of 90 days and made available to the Seaside Police Department for purposes of investigation of alleged crimes, promptly upon request without the necessity of a warrant or subpoena.

C. Dispensaries must be equipped with an alarm system that is operated and monitored by a security company licensed by and in good standing with the California Department of Consumer Affairs. Alarms shall be maintained and in good working condition at all times.

D. In order to prevent unauthorized entry during non-business hours, a Dispensary shall either secure all points of entry with bars, retractable, folding or sliding metal gates, or metal rollup or accordion doors, none of which may be visible from the exterior, or provide at least one security guard during those hours.

E. Any security guards employed by Dispensaries shall be licensed and possess a valid Department of Consumer Affairs "Security Guard Card" at all times. Security personnel may not be armed.

F. All Medical or Adult Cannabis, Medical or Adult Cannabis Products and Edibles, except for limited amounts used for display purposes, samples or immediate sale, shall be securely stored at all times, and the entrance to all storage areas shall be locked and under the control of staff.

G. Dispensaries shall make transactions with payment methods other than cash when feasible. All cash received, except that needed for retail customer transactions shall be kept in a secure receptacle such as a drop safe or other type of safe.

H. Dispensaries shall notify the Seaside Police Department and the licensing authority within 24 hours after discovering any of the following:

1. Significant discrepancies identified during inventory;
2. Diversion, theft, loss, or any criminal activity involving the dispensary or any agent or employee of the dispensary;
3. The loss or unauthorized alteration of records related to medical or Adult cannabis, registered qualifying patients, primary caregivers, or dispensary employees or agents; or
4. Any other breach of security.

19.02.080 SIGNAGE

A. Sign shall be posted at the entrance to any Dispensary that includes the following language. The required text shall be of sufficient size to be easily read from a distance of five feet.

FOR MEDICAL:
This Dispensary only provides medical cannabis to its members, who must have legally recognized California Medical Cannabis Identification Cards or a verifiable, written recommendation from a physician for medical cannabis.

FOR ADULT:

This Dispensary only provides cannabis to adults who qualify under the Adult Use of Marijuana Act and applicable state law. No person under the age of 21 may enter this facility. Providing cannabis products to those under 21 is illegal and shall be prosecuted to the fullest extent of the law.

B. A sign shall be posted in a conspicuous location inside the structure at the location advising:

FOR MEDICAL:
This Dispensary is registered in accordance with the laws of the City of Seaside. The sale of marijuana and the diversion of marijuana for non-medical purposes are violations of State law. The use of marijuana may impair a person's ability to drive a motor vehicle or operate heavy machinery.

FOR ADULT:
This Dispensary is registered in accordance with the laws of the City of Seaside. The sale of marijuana and the diversion of marijuana to persons under the age of 21 are violations of State law. The use of marijuana may impair a person's ability to drive a motor vehicle or operate heavy machinery.

C. No Cannabis products or graphics describing cannabis shall be visible from the exterior of the property.

D. Signage for a dispensary shall comply with Seaside Municipal Code 17.40.

19.02.090 DELIVERY

If the dispensary operations are proposed to include delivery, all employees of a dispensary delivering medical or Adult cannabis or medical or Adult cannabis products shall carry a copy of the documentation listed below when making deliveries. This information shall be provided upon request to law enforcement officers and to employees of state and local agencies enforcing this Chapter.

A. A copy of the dispensary's current permits, licenses, and entitlements authorizing them to provide delivery services;

B. The employee's government-issued identification;

A copy of the delivery request; and

C. Chain of custody records for all goods being delivered.

D. All onsite consumption permits shall be special business permits and shall be issued for a term of one year. No property interest, vested right, or entitlement to receive a future license to operate a medical marijuana business shall ever inure to the benefit of such permit holder as such permits are revocable at any time with or without cause by the City Manager subject to Section 19.09.

19.02.100 NEIGHBORHOOD COMPATIBILITY.

A. Dispensaries shall be operated to ensure neighborhood compatibility, and shall take all steps necessary to ensure that customers do not create neighborhood disturbances.

B. Dispensaries shall provide the Police Department and all residents and property owners within 100 feet with the current name, phone number, secondary phone number and e-mail address of an on-site community relations staff person to whom notice of any operating problems associated with the establishment may be reported. This information shall be updated as necessary to keep it current. Dispensaries shall encourage neighbors to call this person to try to solve any operating problems.

C. All Dispensaries shall have an on-site manager responsible for overall operation at all times they are open, and shall provide the Police Department with contact information for all such persons, including telephone number and e-mail address. Dispensaries shall also provide the Police Department with the current name and phone numbers of at least one 24-hour-on-call manager. This information shall be updated as necessary to keep it current.

D. Dispensaries shall take all reasonable steps to discourage and correct objectionable conditions that constitute a public or private nuisance in parking areas, sidewalks, alleys

and areas surrounding the premises and adjacent properties. Such conditions include, but are not limited to: smoking; creating a noise disturbance; drinking; loitering; littering; and graffiti.

E. Dispensary will be of an architectural and visual quality and character which harmonizes with, and enhances, the surrounding area and that the design will avoid unduly large or obtrusive signs, un-landscaped parking areas, unduly bright or garish lighting, or design features which encourage loitering as determined by the Zoning Administrator.

F. That adequate litter receptacles will be provided where appropriate:

G. Where the dispensary or delivery only dispensary is in proximity to residential uses, it will be limited in hours of operation, and designed and operated, so as to avoid disruption of residents' sleep.

H. No cannabis or cannabis odors shall be detectable by sight or smell outside of a permitted facility.

I. Dispensaries shall ensure all graffiti is removed from property and parking lots under their control within 24 hours of its appearance.

J. Dispensaries shall operate only between the hours of 9:00 a.m. and 11:59 p.m.

19.02.110 CONSUMPTION OF MEDICAL CANNABIS, TOBACCO AND ALCOHOL.

A. Smoking of Medical Cannabis is prohibited at Dispensaries.

B. Sale or consumption of tobacco is prohibited at Dispensaries.

C. Sale, service and consumption of alcoholic beverages at Dispensaries is prohibited, and Dispensaries shall prohibit any person in possession of an alcoholic beverage from entering or remaining on the premises.

D. This subdivision does not prohibit the testing of Medical or Adult Cannabis Products by staff of a Dispensary or the use of tinctures or topical Medical Cannabis Products that do not have intoxicating effects.

19.02.120 REGULATORY FEES; SELLER'S PERMIT

In addition to any other required conditions and mitigation measures approved by the Appropriate Authority, all of the following conditions shall apply to all permits for a medical or Adult cannabis dispensary:

A. The cannabis dispensary shall allow access to dispensary facilities and records if requested by the City, its officers, or agents, and shall pay for an annual inspection and

submit to inspections from the City or its officers to verify compliance with all relevant rules, regulations, and conditions.

B. The applicant, owner, and all permittees agree to submit to, and pay for, inspections of the operations and relevant records or documents necessary to determine compliance with this Chapter from any enforcement officer of the City or their designee.

C. Any person operating a medical or Adult cannabis dispensary shall obtain a valid and fully executed commercial medical or Adult cannabis permit pursuant to 19.02 of the Seaside Municipal Code prior to commencing operations and must maintain such permit in good standing in order to continue operations.

D. Upon implementation of state regulations pursuant to California Business and Professions Code Section 19320, a valid license from the State shall be required to operate any commercial medical cannabis activity.

E. The owner shall post or cause to be posted on site the Use Permit and all required City and state permits and licenses required to operate. Such posting shall be in a central location, visible to the patrons, at the operating site, and in all vehicles that deliver or transport marijuana.

F. The owner shall be responsible for ensuring that all commercial medical cannabis activities at the site operate in good standing with all permits and licenses required by the Seaside Municipal Code and State law. Failure to take appropriate action to evict or otherwise remove permittees and persons conducting commercial medical cannabis activities at the site who do not maintain permits or licenses in good standing with the City or State shall be grounds for the suspension or revocation of a Use Permit pursuant to Section 17.80 of the Seaside Municipal Code.

G. Dispensaries shall comply with all physical accessibility requirements pursuant to American Disability Act.

19.03 Commercial Cannabis Cultivation and Operating Standard

It is hereby declared to be unlawful and a public nuisance for any person or persons owning, leasing, occupying, or having charge of possession of any legal parcel or premises within any zoning district in the City of Seaside to cultivate marijuana except as provided for in this chapter.

No cultivation of Medical or Adult Marijuana at the premises or location shall be visible with the naked eye from any public or other private property, nor shall medical marijuana or any product containing medical marijuana be visible from the exterior of any premises.

No Medical or Adult Marijuana shall be dispensed from a cultivation site and shall not be open to the public.

In no case shall a building intended for residential use be used for the cultivation of cannabis.

The maximum size of any areas of cultivation shall not exceed any restrictions outlined in State law.

Security measures sufficient to restrict access to only those intended and to deter trespass and theft of medical or Adult cannabis or medical or Adult cannabis products shall be provided and maintained. If on-site security is utilized, Security shall be licensed and possess a valid Department of Consumer Affairs "Security Guard Card" at all times.

Pesticides and fertilizers shall be properly labeled and stored to avoid contamination through erosion, leakage, or inadvertent damage from rodents, pests, or wildlife.

Water conservation measures, water capture systems, or grey water systems shall be incorporated in medical cannabis cultivation operations in order to minimize use of water where feasible.

A. An Administrative Use Permit for medical cannabis cultivation shall not be granted by the Appropriate Authority unless all of the following findings are made based on substantial evidence:

1. The cultivation, as proposed, will comply with all of the requirements of the State and City, and any additional conditions of license for the cultivation of medical or Adult cannabis.

2. The cultivation, as approved and conditioned, will not result in significant unavoidable impacts on the environment.

3. The cultivation includes adequate measures that minimize use of water for cannabis cultivation at the site.

4. The cultivation includes adequate measures to address the projected energy demand for cannabis cultivation at the site.

5. The cultivation includes adequate quality control measures to ensure cannabis cultivated at the site meets industry standards.

6. The cultivation includes adequate measures that address the federal enforcement priorities for cannabis activities including restricting access to minors, and ensuring that cannabis and cannabis products are not supplied to

unlicensed and unpermitted persons within the State and not distributed out of state.

7. The applicant, owner, and permittees agree to submit to, and pay for, inspections of the operations and relevant records or documents necessary to determine compliance with this Chapter from any enforcement officer of the City of Seaside or their designee.

8. Any person cultivating cannabis shall obtain a valid and fully executed commercial cannabis permit pursuant to Chapter 5.04 of the Seaside Municipal Code prior to commencing operations and must maintain such permit in good standing in order to continue operations.

9. The owner shall be responsible for ensuring that all commercial cannabis activities at the site operate in good standing with all permits and licenses required by State law. Failure to take appropriate action to evict or otherwise remove permittees and persons conducting commercial cannabis activities at the site who do not maintain permits or licenses in good standing with the County or State shall be grounds for the suspension or revocation of a Use Permit pursuant to Section 19.09 of the City Code.

19.04 Commercial Cannabis Testing, Manufacturing, Research and development, and Operating Standard

It is hereby declared to be unlawful and a public nuisance for any person or persons owning, leasing, occupying, or having charge of possession of any legal parcel or premises within any zoning district in the City of Seaside to test, manufacture cannabis products, or to engage in research and development of cannabis except as provided for in this chapter.

No cannabis or cannabis products at the premises or location shall be visible with the naked eye from any public or other private property, nor shall medical marijuana or any product containing medical marijuana be visible from the exterior of any premises.

No Medical or Adult Marijuana shall be dispensed from a testing, manufacturing or research and development site and shall not be open to the public.

Security measures sufficient to restrict access to only those intended and to deter trespass and theft of medical or Adult cannabis or medical or Adult cannabis products shall be provided and maintained. If on-site security is utilized, Security shall be licensed and possess a valid Department of Consumer Affairs "Security Guard Card" at all times.

Hazardous materials shall be properly labeled and stored to avoid contamination through erosion, leakage, or inadvertent damage from rodents, pests, or wildlife.

A Use Permit for testing, manufacturing and research and development of cannabis and cannabis products shall not be granted by the Appropriate Authority or City unless all of the following findings are made based on substantial evidence:

1. The activity, as proposed, will comply with all of the requirements of the State and City, and any additional conditions of license for the testing, manufacturing, or research and development of cannabis or cannabis products.

2. The use, as approved and conditioned, will not result in significant unavoidable impacts on the environment.

3. The use includes adequate measures that minimize use of water at the site.

4. The cultivation includes adequate quality control measures to ensure cannabis cultivated at the site meets industry standards.

5. The use shall include adequate measures that address the federal enforcement priorities for cannabis activities including restricting access to minors, and ensuring that cannabis and cannabis products are not supplied to unlicensed and unpermitted persons within the State and not distributed out of state.

6. The applicant, owner, and permittees agree to submit to, and pay for, inspections of the operations and relevant records or documents necessary to determine compliance with this Chapter from any enforcement officer of the City of Seaside or their designee.

7. Any person testing, manufacturing or performing research and development operations using cannabis shall obtain a valid and fully executed commercial cannabis business license pursuant to Chapter 5.04 of the Seaside Municipal Code prior to commencing operations and must maintain such permit in good standing in order to continue operations.

8. The owner shall be responsible for ensuring that all commercial cannabis activities at the site operate in good standing with all permits and licenses required by State law. Failure to take appropriate action to evict or otherwise remove permittees and persons conducting commercial cannabis activities at the site who do not maintain permits or licenses in good standing with the City, County or State shall be grounds for the suspension or revocation of a Use Permit pursuant to Section 19.09 of the City Code.

19.05 CANNABIS TRANSPORT AND DISTRIBUTION

Cannabis transportation and distribution facilities shall comply with all of the following requirements.

A. Cannabis transportation and distribution facilities shall be located only in zoning districts that specifically provide for this use.

B. Cannabis and cannabis products shall only be transported between permitted and licensed commercial cannabis operations.

C. Prior to transporting cannabis or cannabis products, the transporter shall complete an electronic shipping manifest. The shipping manifest shall include the unique identifier information from the cultivation source.

D. A physical copy of the shipping manifest shall be maintained during transportation and shall be made available upon request to law enforcement or any agents of the State or County charged with enforcement of this Chapter.

E. All cannabis uses that require transport licenses under SB94 but that are not Transport and Distribution Only Businesses shall receive a license for transport.

F. Distribution facilities shall maintain appropriate records of transactions and shipping manifests. An organized and clean method of storing and transporting cannabis and cannabis products shall be provided to maintain a clear chain of custody.

G. Security measures sufficient to restrict access to only those intended and to deter trespass and theft of cannabis or cannabis products shall be provided and maintained. Security measures at distribution facilities shall include, but are not limited to, the following:

1. Prevent individuals from loitering on the premises of the distribution facility if they are not engaging in activity expressly related to the operations of the distribution facility;

2. Store all cannabis and cannabis products in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss;

3. Install security cameras on site; and

4. Provide for on-site security personnel meeting the requirements and standards contained within Chapter19.02.070 of the Seaside Municipal Code and approval by the Chief of Police.

H. The owner shall be responsible for ensuring that all commercial cannabis activities at the site operate in good standing with permits and licenses required by the Seaside Municipal Code and State law. Failure to take appropriate action to evict or otherwise remove permittees and persons conducting commercial medical cannabis activities at the site who do not maintain permits or licenses in good standing with the County or State

shall be grounds for the modification or revocation of a Use Permit pursuant to Section 19.09 of The City of Seaside Code.

I. The transportation and distribution facilities and activities shall be maintained in accordance with the operating plans approved by the City.

19.06 PUBLIC HEARING

Applications for dispensaries shall be subject to a hearing and must provide Public notice of the hearing in accordance with on the application shall be given as provided in Section 17.78.020. The City Manager or designee shall be the investigating official referred to in Section 17.78.020 to whom the application shall be referred. In recommending the granting or denying of such permit and in granting or denying the same, the City Manager shall give particular consideration to the capacity, capitalization, and complaint history of the applicant and any other factors that in the City Manager's discretion he/she deems necessary to the peace, order and welfare of the public.

19.07 RANKING AND ALLOCATION PROCEDURE AND CRITERIA

In the event that multiple applications are submitted for any Cannabis use that is restricted in number, the City Manager or designee shall use the following criteria for recommending to the City Council what applicant shall receive approval to operate.

Businesses seeking a license to operate a dispensary or cultivation operation must submit the following for evaluation:

1. Business Plan: Applicants shall submit a Business Plan to the City that outlines an operational and financial plan. The Business Plan should include the names and resumes of key staff, operations plan, financial plan, sales projections and market study. Applicants are encouraged to provide a specific, written plan for how their operation will benefit the community.
2. Security Plan: All applicants shall submit a Security Plan outlining how the business expects to address security issues at their location.
3. Property Owner Approval: Applicants shall submit proof of approval of the owner of the real property where the proposed dispensary will be located if approved. Applicants are not required to have a signed lease, but a letter from the property owner indicating that:
    a. The property owner is aware of and approves the use being proposed.
    b. The property owner will lease the property to the cannabis related use upon approval of application.

c. The property owner understands that licenses for cannabis related uses are for one year and can be revoked at the City's sole discretion with or without reason.

4. Live Scan: All principle employees of any cannabis related use must obtain a Live Scan from the Seaside Police Department and submit the results with their application.
5. Cannabis Expertise Test: One principle employee of the cannabis related use must take a cannabis expertise test. This test will be administered at the City and will measure the applicant's knowledge of State regulations regarding their use and general knowledge of the cannabis business.

19.08.010 SELECTION CRITERIA:

A. General Eligibility Review: In the event that an applicant is unable to meet the minimum eligibility criteria, their application shall be denied. Applicants will be evaluated on the following:
    1. Live Scan Results: Applicant must not have any criminal convictions that would result in ineligibility as defined in section 19.02.020.
    2. Application must be complete to be evaluated. Incomplete applications will be denied and must be resubmitted. Application fees must be paid for resubmittal.
    3. Proposed location of business and proof of property owner's approval of use.
    4. Indemnification agreement with the City.
B. Initial Ranking – The City shall open an application period of not less than 30 days to allow prospective Permittees to submit applications.
    1. Applicants will be evaluated on the following criteria:
        a. Location of business
            i. Locations north of Gigling Road, within the Broadway Urban Village plan area and / or within 2,500 feet of Highway 1 will receive 10 points. Locations outside these areas will receive 1 point.
        b. Business Plan
            i. A business plan that demonstrates prior successful business operations (which need not be cannabis business related) at a similar scale of annual revenue for at least two years and / or capitalization sufficient to insure at least one year of operation will receive five points as a base, with one additional point for every $250,000 of projected annual revenue. A business plan without such demonstration will receive 1 point.
        c. Local Enterprise & Community Benefits

i. Community benefits may include commitment to employing Seaside residents, commitment to working with Seaside-located businesses (including capital), commitment to sponsoring non-profits and / or other similar specific commitments within the Seaside community. A maximum of eight points will be awarded, with one point for every Seaside resident employee or specified annual commitment to of the applicant's choice to any non-profit or business within the community.

d. Neighborhood Compatibility
    i. Applicants which demonstrate neighborhood support with a majority of property owners within 250 feet will receive five points. Applicants which do not demonstrate neighborhood support with a majority of property owners within 250 feet will receive zero points.

e. Safety and Security Plan
    i. The Seaside Police Department will review the Safety and Security Plan and classify the Plan as inadequate, adequate or exemplary. Plans classified as inadequate will not be permitted to proceed. Plans classified as adequate will receive ten points. Plans classified as exemplary will receive twenty points.

f. From the initial ranking, up to twice as many qualified applicants as there are available licenses will be eligible for final testing and ranking, as determined by the aggregate scores of the initial ranking.

C. Final Ranking
    1. Cannabis Expertise Test: One principle employee of the cannabis related use must take a cannabis expertise test to demonstrate knowledge of state and local compliance standards.
    2. The top applicants equal to the number of licenses available will be eligible to apply for a Conditional Use Permit and license to engage in a commercial cannabis business. Qualified applicants from the initial ranking may amend and combine their applications to optimize their scores. If following the opportunity to optimize scores, two or more applicants are tied, both applicants will proceed to the next step.

D. Use Permit:
    1. Applicants shall complete phases 1-3 prior to applying for a Conditional Use Permit and license.

2. At the next available Planning Commission meeting, allowing time for Staff review, a public hearing for each top application shall be held.
3. Members of the public, adjacent property owners and other interested parties will be given the opportunity to present concerns or support, and provide additional consideration for potential permit conditions.
4. Planning Commission will make a recommendation to City Council, including any conditions requested for final decision on awarding Use Permits and License.
5. At the next available City Council meeting, Planning Commission and Staff recommendations will be presented to City Council for final decision.
6. If an available license is not filled for any reason and a business that qualified under phases 1-3 but was not selected to move forward in the process requests consideration for phase 4, consideration shall be granted in order of ranking.

E. Use Permits for Cannabis Uses are for one year and do not run with land. No vesting of any land use rights are conveyed with any Use Permit for a Cannabis related use. Holders of use permits shall have the opportunity administratively renew as long as the business has complied with all state and local ordinances and with Conditions of Approval, including the timely payment of all fees and taxes.

F. Cannabis Licenses are for one year and may be revoked at any time for failure to comply with all state and local ordinances, or for failure to comply with Conditions of Approval. Licenses shall have the opportunity to automatically renew as long as the business has complied with all state and local ordinances and with Conditions of Approval, including the timely payment of all fees and taxes.

19.09 ENFORCEMENT

Violations of this Chapter shall constitute a public nuisance and may be enforced pursuant to the provisions of Chapter 17.80 of the Municipal Code any other law or ordinances it deems appropriate.

A. It shall be unlawful for any person to violate any provision, or to fail to comply with any of the requirements, of this Chapter. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Chapter shall be guilty of a misdemeanor. No proof of knowledge, intent, or other mental state is required to establish a violation.

B. Any condition caused or allowed to exist in violation of any of the provisions of this Chapter shall be deemed a public nuisance and shall, at the discretion of County, create a cause of action for penalty pursuant to Chapters 17.80 of this Code, and any other action authorized by law.

C. Each and every violation of this Chapter shall constitute a separate violation and shall be subject to all remedies and enforcement measures authorized by the City of Seaside or otherwise authorized by law. Additionally, as a public nuisance, any violation of this Chapter shall be subject to injunctive relief, disgorgement of any payment to the City of Seaside of any and all monies unlawfully obtained, costs of abatement, costs of restoration, costs of investigation, attorney fees, and any other relief or remedy available at law or in equity. The City of Seaside may also pursue any and all remedies and actions available and applicable under state and local laws for any violations committed by the commercial medical or Adult cannabis activity or persons related thereto, or associated with, the commercial medical or Adult cannabis activity.

19.10 APPEALS PROCESS

A. If the City Manager or his / her designee determines that grounds for suspension or revocation of the Use Permit exist pursuant to section 19.09, the City Manager or his / her designee shall issue a written Notice of Intention to revoke or suspend the Use Permit, as the case may be. The Notice of Intention shall be served on the owner, as reported on the latest equalized assessment roll, and shall also be served on permittees on the property, as reported on the commercial medical cannabis permits issued pursuant to Chapter19.02. The Notice of Intention shall be served by either personal delivery or by certified U.S. Mail, postage prepaid, return receipt requested. The Notice of Intention shall describe the property, the intention to revoke or suspend the Use Permit, the grounds for revocation or suspension, the action necessary to abate the violation, the time limit for compliance, and the right to a hearing. The Notice of Intention shall notify the owner and permittees of the opportunity to request a hearing before a Hearing Officer to present evidence as to why the Use Permit should not be suspended or revoked and shall notify them of the 10-day deadline to submit a written request for a hearing.

B. The owner and permittees shall have ten (10) calendar days from the service of the Notice of Intention to submit a written request for a hearing before the Hearing Officer. Failure to submit the written request for a hearing shall be deemed a waiver of the right to challenge the suspension or revocation of the Use Permit and a failure to exhaust administrative remedies. If the hearing is not timely requested, the City Manager or his / her designee may suspend or revoke the Use Permit in accordance with the Notice of Intention.

C. Upon receipt of a timely written request for a hearing, the City Manager or his / her designee shall appoint a hearing officer and set a date for a hearing to be held within 60 days of receipt of the request, unless an immediate threat to the public health, safety and welfare necessitates an earlier hearing date. Notice of the hearing, including the time, date, and location of the hearing, shall be served on the owner and permittees, such

service to be accomplished by either personal delivery or by certified U.S. Mail, postage prepaid, return receipt requested.

D. Hearing by the Hearing Officer:

1. The Hearing Officer is authorized to conduct hearings, issue subpoenas, receive evidence, administer oaths, rule on questions of law and the admissibility of evidence, prepare a record of the proceedings, and render decisions on the suspension or revocation of the Use Permit.

2. In any proceeding before a Hearing Officer, oral testimony offered as evidence shall be taken only on oath or affirmation, and the Hearing Officer, his/her clerk, or other designee shall have the power to administer oaths and affirmations and to certify to official acts.

3. All parties to the hearing shall have the opportunity to testify, introduce exhibits, call and examine witnesses, and cross examine opposing witnesses on any matter relevant to the issues.

4. Within thirty (30) calendar days after the close of the hearing, the Hearing Officer shall issue a written decision, including a statement of the basis for the decision. The Hearing Officer's written decision shall constitute the final administrative decision of the City of Seaside.

5. In the event a civil action is initiated to obtain enforcement of the decision of the Hearing Officer, and judgment is entered to enforce the decision, the person against whom the order of enforcement has been entered shall be liable to pay the City's total costs of enforcement, including reasonable attorney fees.

6. If neither owner nor any permittee nor their authorized representatives appear at the noticed hearing, such failure to appear shall constitute an abandonment of the hearing request and a failure to exhaust administrative remedies.

19.11 SEVERABILITY

If any word, phrase, sentence, part, section, subsection, or other portion of this Chapter, or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this Chapter, and all applications thereof, not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The City Council hereby declares that it would have passed this title, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any

one or more sections, subsections, sentences, clauses or phrases had been declared invalid or unconstitutional.

CITY OF SEASIDE
STAFF REPORT

Item No.: 6.C.

TO: Planning Commission

FROM: Craig Malin, City Manager

BY:

DATE: August 23, 2017

SUBJECT: **SEASIDE MUNICIPAL CODE AMENDMENT APPLICATION NO. SMA-17-02: THE CITY OF SEASIDE, APPLICANT, IS REQUESTING THE APPROVAL OF A TEXT AMENDMENT TO CHAPTER 17.40 OF THE SEASIDE MUNICIPAL CODE THAT SETS FORTH STANDARDS FOR ELECTRONIC DISPLAY MESSAGE SIGNS RELATED TO PUBLIC OR PRIVATE MEETING FACILITIES LOCATED WITHIN RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS CITYWIDE, AND ADDRESSING OTHER MATTERS PROPERLY RELATING THERETO THAT ARE IN CONFLICT WITH THE PROPOSED TEXT AMENDMENT. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061(B)(3), THE ORDINANCE IS EXEMPT FROM ENVIRONMENTAL REVIEW.**

PURPOSE

In accordance with Section 17.67.010 of the SMC, the purpose of this item is for the Planning Commission to provide the City Council with a recommendation on proposed text amendment to Section 17.40 to allow for the establishment of Electronic Display Message signs for public and private meeting facilities.

RECOMMENDATION

It is recommended that the commission adopt the draft resolution provided as Attachment 1 to the Staff report recommending that the City Council adopt the proposed text amendment subject to the findings and evidence contained therein.

BACKGROUND

The City of Seaside is requesting changes to Chapter 17.40 of the Seaside Municipal Code that will allow for the establishment of electronic changeable message signs for public and private

meeting facilities. The amendment has been initiated by City staff in response to inquiries the City has received from private meeting facilities. Currently, animated signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit varying intensity of light or color, except time and temperature displays are prohibited.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CTQA) guidelines section 15061(b)(3), the ordinance is exempt from environmental review.

STAFF ANALYSIS AND FINDINGS

THE TEXT AMENDMENT WOULD AFFECT THE FOLLOWING SECTIONS OF THE SMC:

1. Section 17.40.050.B - This Section would be amended to exclude prohibition of animated signs of an Electronic Display Message sign when in use for a private and public meeting facility.

2. Section 17.40.060.H.3: This Section would be amended to exclude prohibition of the varying lighting intensity, blinking and flashing of an Electronic Display Message sign when in use for a private and public meeting facility. 3. Section 17.40.060.I.6: This Section would be added to the category of Sign Maintenance to require all Electronic Display Message signs to contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.

3. Section 17.40.060.I.6: This Section would be newly added to the category of Sign Maintenance to require all Electronic Display Message signs to contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.

4. Section 17.40.070 - Table 3-15 (Sign Standards for Residential Zones) and Table 3-16 (Sign Standards for Commercial Zones) would be amended to add an Electronic Display Message Sign as an allowed sign type with specific development standards related to sign height, maximum number, and maximum sign area.

5. Section 17.40.080.I: This Section would be added to apply development standards to Electronic Display Message Signs where allowed by Section 17.40.070.

The proposed text amendments are listed with **bold** and an **underline** for the added text as shown on Exhibit "A" to Attachment 1 of the Resolution provided as Attachment 1.

CONCLUSION

Based on the recommended regulatory measures not in the SMC currently, City staff finds that the proposed text amendment will allow for the establishment of Electronic Display Message Sign to minimally enable private and public meeting facilities to adequately advertise their

programs and services while controlling the undesirable effects such signs maybe capable of producing. Adding Electronic Display Message Signs as an allowed use only for private and public meeting facilities will continue to limit the location and lighting intensity of such signs to protect the general health, safety, and welfare of the community.

FISCAL IMPACT

There is no fiscal impact associated with the project.

ATTACHMENTS

1. Attachment 1 - Draft Resolution
2. Attachment 1 Exhibit "A" - Proposed Text Amendment

Reviewed for Submission to the
City Council by:

Craig Malin, City Manager

RESOLUTION 17-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE FOR PROPOSED TEXT AMENDMENTS TO CHAPTER 17.40 OF THE SEASIDE MUNICIPAL CODE (SMC).

WHEREAS, the City of Seaside has prepared an Initial Study for the proposed text amendments to the Seaside Municipal Code pursuant to the requirements of the California Environmental Quality Act Section 21000 et seq. and State CEQA Guidelines Section 15070 through 15075. The Initial Study is provided as Exhibit "B". Pursuant to the requirements of the California Environmental Quality Act Section 21000 et seq. and State CEQA Guidelines, it has been determined that the proposed project would not have an environmental effect and the text amendments are covered by the general rule exemption (CEQA Guidelines 15061 (b)(3) that CEQA applies only to projects that have the potential for causing a significant effect on the environment; and

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the text amendments in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code and provide a recommendation to the City Council on the proposed text amendments; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed text amendments at a duly noticed public hearing held on September 14, 2016 and September 28, 2016, and made a recommendation to the City Council to adopt the proposed text amendments; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby finds and determines:

1. The proposed text amendments to Section 17.40 of the SMC is consistent with the goals and policies of all elements of the General Plan; and

2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and

3. The proposed amendments are internally consistent with other applicable provisions of the Seaside Municipal Code.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission recommends to the City Council approval of the proposed text amendments to Section 17.40 of the SMC as shown on Exhibit A.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 14th day of September, 2016, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
John Owens, Chairperson

ATTEST:

_____
Planning Commission Secretary

* New text shown in **Bold and Underlined**

1. 17.40.050 Prohibited Signs

   B. Animated signs, including electronic message display signs, and variable intensity, blinking or flashing signs, or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs) **except for electronic message display signs for public and private meeting facilities which are allowed**;

2. 17.40.060.H.3: Sign illumination shall not blink, flash, flutter, or change light brightness, color, or intensity, **except for electronic message display signs per 17.40.80.I Electronic Changeable Message Display Signs.**

3. **17.40.060.I.6 All electronic message display signs shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions**.

4. 17.40.070 Zoning District Sign Standards

TABLE 3-15 - SIGN STANDARDS FOR RESIDENTIAL ZONES

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
Single-Family Residential Use			
No signs allowed			
Multi-Family Residential Use (apartments, condominiums, or residential subdivisions of greater than 5 lots)			
Wall or freestanding	Wall signs: below edge of roof Freestanding: 6 ft	1 of either allowed sign type	24 sf
Nonresidential Use			
Wall or freestanding	Wall signs: below edge of roof no higher than 12 feet above grade Freestanding: 6 ft (See Figure 3-17 for sign height	1 of either allowed sign type	32 sf

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
	measurement)		
Electronic Message Display Signs for Private and Public Meeting Facility	**Up to 8 feet permitted; minor use permit for signs up to 14 feet**	**1 per parcel [may be double-sided with a maximum cabinet depth of 24-inches]**	**32 sf per side (Maximum of two sides)**

Comment [GS1]: Rick, do we state the minor use permit here?

TABLE 3-16 - SIGN STANDARDS FOR COMMERCIAL AND INDUSTRIAL ZONES

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
Awning (17.40.080.B)	Below roof [(1)]; at least 8 ft above walking surface	**Single tenant site or structure:** 3 of any combination of allowed sign types per primary structure frontage. 1 of any allowed sign type on a secondary frontage. **Site or structure with 2 or more tenants:** The number, and type of all signs shall within a multi-tenant commericial building shall be determined in accordance with a Master Sign Program.	**Maximum sign area per parcel.** The total sign area on a parcel shall comply with the following requirements. 1. 1 sf for each linear foot of primary building frontage not to exceed 100 sf. 2. 0.5 additional sf for each linear foot of secondary building frontage not to exceed 50 sf. 3. Each site is allowed a total sign area of at least 25 sf regardless of frontage length. **Site with 2 or more tenants:** Allowed an additional freestanding identification sign of 0.25 sf for each linear foot of total primary structure frontage, up to a maximum of 100 sf.
Freestanding/Pole Sign (17.40.080.C)	14 ft		
Marquee, Projecting, Wall (17.40.080.E, 17.40.080.G)	Below roof [(1)]; a marquee or projecting sign shall be at least 8 ft above walking surface		
Suspended (17.40.080.E)	Below eave/ canopy; at least 8 ft above a walking		

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
	surface		
Temporary/ Portable	See Sections 17.40.080.A and 17.40.080.F		

Electronic Message Display Signs.	**Up to 8 feet permitted; minor use permit for signs up to 14 feet**	**1 per parcel [may be double-sided with a maximum cabinet depth of 24-inches]**	**32 sf per side (Maximum of two sides)**

Comment [GS2]: Rick, do we state the minor use permit here?

5. 17.40.080 Standards for Specific Sign Types

I. Electronic Message Display Signs. The following standards apply to electronic message display signs where allowed by Section 17.40.070 (Zoning District Sign Standards) (see Tables 3-15 and 3-16):

1. Location.

a. Signs shall be located in a manner that the zoning administrator determines will not adversely interfere with the visibility or functioning of traffic signals or traffic signage, taking into consideration physical elements of the sign and surrounding area, such as information analyzing physical obstruction issues, line of sight issues, brightness issues and visual obstruction or impairment issues.

b. Signs must be 50 feet or more from the nearest residence on the same street as the sign.

2. Sign Area Measurement. The area of an Electronic Message Display sign does not count toward area limits for other signs in 17.40.070.

3. Animation. Animated messages shall be limited to fading and dissolving, with no other effect to give the appearance of movement.

4. Audio. No sign shall include any audio message.

5. Duration. Signs messages shall have a minimum hold time of 30 seconds.

6. Illumination. Signs may be illuminated with continuous lighting, external and internal lighting. No sign shall be illuminated so that the primary source of the light is visible beyond the property line or in any way will cause excessive glare or brightness. The zoning administrator reserves the right to require and/or complete a post-installation inspection of

the sign illumination. If, as a result of this inspection, it is determined that the illumination is so brig ht as to adversely impact adjacent properties and uses, the zoning administrator may require shielding or a reduction and/or adjustment in the intensity of the sign illumination, so that it is in keeping with the general level of illumination of the surrounding properties. Such intensity restriction may vary by time of day and ambient light conditions. Illuminated signs located adjacent to any residential area shall be shielded to direct light downward and away from adjacent properties such that there is no spillover light and shall be controlled by a rheostat or functional equivalent to avoid excessive glare to residential properties.