



AGENDA
CITY OF SEASIDE
CITY COUNCIL

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Thursday, November 7, 2019
7:00 PM

1. CALL TO ORDER

2. ROLL CALL – ESTABLISHMENT OF QUORUM

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

3. INVOCATION AND PLEDGE OF ALLEGIANCE

4. 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).

5. PUBLIC COMMENT

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

6. PUBLIC AGENCY COMMUNICATIONS

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

7. PRESENTATIONS

A. PRESENTATION FROM SIDE EFFECTS HAIR COMPANY

8. CONSENT AGENDA

A. APPROVE MINUTES FROM OCTOBER 17, 2019

RECOMMENDATION: That the minutes be reviewed and approved.

B. APPROVE AND FILE CITY CHECKS

RECOMMENDATION: Approve and file the accounts payable and wired payments made during the period of October 5, 2019 through October 25, 2019 including the payroll and benefits checks, direct deposits and wired payments related to the pay period of October 11, 2019 and October 25, 2019. Total Accounts Payable and Payroll for the above referenced period is \$2,161,114.29.

C. APPROVE MAYOR'S YOUTH FUND CONTRIBUTION REQUEST FROM SEASIDE HIGH SCHOOL BOYS SOCCER

RECOMMENDATION: Approve a request from Seaside High School Boys Soccer Program for a donation of Three Thousand Dollars (\$3,000.00) from the Mayor's Youth Fund for the costs associated with purchasing new uniforms and equipment (balls, cones, portable soccer goal, etc.).

D. APPROVE THE TRAFFIC ADVISORY (TAC) COMMITTEE RECOMMENDATIONS FOR NO PARKING DESIGNATIONS

RECOMMENDATION: Approve the Traffic Advisory Committee recommendations from the September 17, 2019 meeting To Consider marking 15 feet of Red Curb on the north side of Hilby Avenue east and west of Luzern Street.

E. APPROVE A RESOLUTION ADOPTING THE UPDATED MEMORANDUM OF UNDERSTANDING WITH THE SEASIDE CITY EMPLOYEES' ASSOCIATION

RECOMMENDATION: Approve a resolution adopting the Memorandum of Understanding with the Seaside City Employees' Association as negotiated.

- F. DENSITY BONUS, INCLUSIONARY HOUSING, AND DEVELOPMENT CONCESSIONS FOR THE CONSTRUCTION OF NINE MULTI-FAMILY APARTMENT BUILDINGS AND ONE MIXED-USE BUILDING WITH GROUND-FLOOR COMMERCIAL AT THE PROPERTY BOUNDED BY BROADWAY AVENUE, TERRACE STREET, OLYMPIA AVENUE, AND SAN LUCAS STREET (CURRENT APNS: 012-191-001, 002, 003, 004, 013, 016, 017, 021, 023, 024, 025, 028 and 029).**

RECOMMENDATION: Adopt the Resolution approving the requested density bonus.

- G. APPROVE A RESOLUTION ADOPTING AN UPDATED SALARY SCHEDULE FOR PART-TIME EMPLOYEES THAT REFLECTS THE NEW STATE MINIMUM WAGE THAT TAKES EFFECT JANUARY 1, 2020**

RECOMMENDATION: Adopt a resolution updating the City's salary schedule for part-time employees in order to comply with the new state minimum wage that takes effect January 1, 2020.

- H. APPROVE APPOINTMENTS TO NEWLY CREATED CJOBS COMMISSION (COMMISSION ON JOBS, OPPORTUNITIES AND BUSINESS IN SEASIDE)**

RECOMMENDATION: Approve appointments to the Commission on Jobs, Opportunities and Business in Seaside "C-JOBS".

9. PUBLIC HEARING

- A. ADOPTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE CHAPTER 2.14 TO EXPAND THE PARKS AND RECREATION COMMISSION AND ART AND HISTORY COMMISSION AND TO CODIFY THE ENVIRONMENTAL COMMITTEE AND HOMELESS COMMITTEE TO COMMISSIONS (SECOND READING ROLL CALL VOTE)**

RECOMMENDATION: Adopt the proposed ordinance amending Chapter 2.14 of the Municipal Code Boards and Commissions.

- B. SEASIDE MUNICIPAL CODE AMENDMENT SMA-19-02. THE CITY OF SEASIDE, APPLICANT, IS INTRODUCING AN ORDINANCE FOR THE APPROVAL A TEXT AMENDMENT TO SECTION 17.14.030.B – TABLE 2-4 OF THE ZONING CODE, TO ALLOW FOR A SMALL COLLECTION RECYCLING FACILITY TO BE LISTED AS BEING ALLOWED IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT WITH A USE PERMIT. THE TEXT AMENDMENT WILL BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES PER SECTION 15061(3). FIRST READING.**

RECOMMENDATION: Pass to print the proposed text amendment for adoption at the November 21, 2019 City Council Meeting.

- C. INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 15 OF THE SEASIDE MUNICIPAL CODE ADOPTING THE 2019 EDITIONS OF THE CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, ELECTRICAL, MECHANICAL, ENERGY, GREEN BUILDING STANDARDS, FIRE CODES, RELATED MODEL CODES AND THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTS.**

RECOMMENDATION: Pass to print the draft ordinance amending Chapter 15 of the Seaside Municipal Code relating to buildings and construction, repealing and adopting by reference the 2019 California Building Code, the California Residential Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code, the California Green Building Standards Code, the California Energy Code, the 2018 International Property Maintenance Code, the 2019 California Fire Code and amendments thereto.

10. BUSINESS ITEMS

- A. DISCUSS AND APPROVE A CODE OF CONDUCT**

RECOMMENDATION: Adopt the Code of Conduct, and direct staff to include the Code of Conduct in appropriate City documents.

B. CONSIDER APPROVAL OF THE PARKS & RECREATION COMMISSION AND THE NEIGHBORHOOD IMPROVEMENT COMMISSIONS RECOMMENDATIONS FOR THE USE OF THE BASKETBALL COURT LOCATED AT SONOMA AND CONTRA COSTA.

RECOMMENDATION: Approve the request from the Parks and Recreation Commission and the Neighborhood Improvement Commission to post a survey on the City website and social media pages.

C. CONSIDERATION OF SAFE PARKING APPLICATION

RECOMMENDATION: Approve the request for a safe parking license at 390 Elm Street.

11. COUNCIL MEMBER REQUESTS

A. REQUEST PRESENTATION FROM BE SMART GUN SAFETY (OGLESBY)

B. CONSIDER ALLOCATION OF FUNDING FOR SNIP BUS (OGLESBY)

C. REQUEST TO CONSIDER ARCHIVING SERVICES (OGLESBY)

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

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

13. ADJOURNMENT

Next Regularly Scheduled Meeting:
November 21, 2019
7:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



DRAFT MINUTES
CITY OF SEASIDE
CITY COUNCIL

REGULAR MEETING
Council Chamber
Thursday, October 17, 2019
7:00 PM

1. CALL TO ORDER

Mayor Pro Tem Pacheco called the meeting to order at 7:00 PM.

2. ROLL CALL – ESTABLISHMENT OF QUORUM

PRESENT: Campbell, Kispersky, Wizard, Pacheco
ABSENT: Oglesby

3. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation led by Reverend Ed Ogarrio from Igelsia Paloma Blanca Church /
Pledge of Allegiance led by Council Member Kispersky

4. REVIEW OF AGENDA

City Attorney Don Freeman announced that item 8H - "Approve the Traffic Advisory Committee recommendation for no parking designations" would be continued to another meeting.

5. PUBLIC COMMENT

SPEAKERS: Susan Skimotor, Helen Rucker, Alex Miller, No Name, Nina Beatty,
No Name given

6. PUBLIC AGENCY COMMUNICATIONS

PK Diffenbaugh – Monterey Peninsula Unified School District: invitation to Seaside Spartan Showcase 2019 - new library and digital media library on October 19; 1-3pm.

Alvin Edwards - Monterey Peninsula Water Management District: October 21 action item to approve a building construction to complete San Margarita water treatment center located on General Jim Moore Blvd; November 12 at 6pm -

Special Meeting at Embassy Suites in Seaside, regarding feasibility study of buying CAL-AM water. Mr. Edwards also thanked the City Council members for their participation at the ribbon cutting for Pure Water Monterey.

Police Chief Pridgen – City of Seaside: announced Seaside Faith Based Inclusive Collaboration (FBIC) Academy and SNAACK Van voting deadline on October 18 at midnight.

Pacchetti Dog Park - Harvest Festival on October 26 from 11-2 p.m.

7. PRESENTATIONS

A. PRESENTATION OF THE OCTOBER 2019 HOUSE OF THE MONTH

Neighborhood Improvement Commissioners Dennis Alexander and Council Member Campbell presented the award to the homeowners at 1990 Luzern Street.

B. PRESENTATION OF THE 2019 BUSINESS OF THE THIRD QUARTER

Council Member Wizard, Neighborhood Improvement Commissioners Dennis Alexander and Alex Miller presented the business owner of Googie Grill with an award.

C. PRESENTATION ON SEASIDE'S CAR WEEK EVENTS

Community Development Manager Gloria Stearns and Police Chief Pridgen provided a presentation and responded to questions from the Council.

D. COMMUNITY AND ECONOMIC DEVELOPMENT QUARTERLY REPORT

Economic Development Manager Kurt Overmeyer and Ms. Stearns provided a presentation and responded to questions from the Council.

8. CONSENT AGENDA

A. APPROVE MINUTES FROM OCTOBER 3, 2019

Action: Approved

B. APPROVE AND FILE CITY CHECKS

Action: Approved

C. APPROVE A FEE WAIVER FROM THE BOYS & GIRLS CLUB OF MONTEREY COUNTY FOR THE USE OF THE LAGUNA GRANDE HALL

**AND KITCHEN FOR THEIR MARTI MULFORD YOUTH ARTS EXHIBIT
2020 ON JANUARY 16, 2020**

Action: Approved

**D. APPROVE A FEE WAIVER REQUEST FROM DELTA SIGMA THETA
SORORITY FOR USE OF OLDEMEYER CENTER FOR TWO
COMMUNITY EVENTS IN 2020: A HEALTH CONFERENCE AND THE
ANNUAL JABBERWOCK PAGEANT & YOUTH TALENT**

Action: Approved

**E. APPROVE MAYOR'S YOUTH FUND CONTRIBUTION REQUEST FROM
SEASIDE HIGH SCHOOL BOY'S BASKETBALL**

This item was pulled by Council Member Wizard. Seaside High Boys Basketball Coach, Wayne Garnett provided comments to the Council regarding the request.

Public Comment Speakers: Lisa Mitchell

On motion by Council Member Wizard and second by Council Member Kispersky and carried by the following vote, the Council moved to approved item 8E - "Approve Mayor's Youth Fund contribution request from Seaside High School Boys Basketball"

<i>RESULT:</i>	<i>4-0-1</i>
<i>AYES:</i>	<i>Campbell, Kispersky, Wizard, Pacheco</i>
<i>NOES:</i>	<i>None</i>
<i>ABSENT:</i>	<i>Oglesby</i>

**F. APPROVE A RESOLUTION AWARDDING A PROFESSIONAL SERVICES
AGREEMENT TO BIERMAN HYDROGEOLOGIC FOR DESIGN OF A
BACKUP IRRIGATION WELL AT LAGUNA GRANDE PARK FOR AN
AMOUNT NOT TO EXCEED \$21,950**

Action: Approved

**G. APPROVE A RESOLUTION AWARDDING A PROFESSIONAL SERVICES
AGREEMENT WITH KIMLEY-HORN FOR THE INTERSECTION
CONTROL EVALUATIONS AND CORRIDOR STUDIES FOR AN
AMOUNT NOT TO EXCEED \$220,000 FUNDED BY FAIR SHARE
FUNDS FROM THE TRANSPORTATION AGENCY FOR MONTEREY
COUNTY**

Council Member Kispersky pulled the item. City Engineer Rick Riedl provided

a presentation on the item and responded to questions from the Council.

On motion by Council Member Kispersky and second by Council Member Campbell and carried by the following vote, the Council moved to approve item 8G – "approve a resolution awarding a professional services agreement with Kimley-Horn for the intersection control evaluations and corridor studies".

RESULT: 4-0-1
AYES: Campbell, Kispersky, Wizard, Pacheco
NOES: None
ABSENT: Oglesby

H. ACCEPT WATER RATES STUDY REPORT FOR THE SEASIDE MUNICIPAL WATER SYSTEM

Action: Approved

I. ADOPT A COUNCIL MEMBER LETTERHEAD POLICY

Item was pulled by a member of the public, Alex Miller.

Assistant City Manager Lesley Milton-Rerig provided information regarding the policy. There were no public comments.

On motion by Council Member Campbell and second by Council Member Kispersky and carried by the following vote, the Council moved to approve item 8I – "adopt a council member letterhead policy".

RESULT: 4-0-1
AYES: Campbell, Kispersky, Wizard, Pacheco
NOES: None
ABSENT: Oglesby

J. ADOPT A BOARD, COMMISSION, AND COMMITTEE EMAIL POLICY

Member from the public, Alex Miller pulled the item for further discussion and asked what the policy read. Assistant City Manager Lesley Milton-Rerig provided more information regarding the policy and responded to questions and comments from the Council.

On motion by Council Member Campbell and second by Council Member Kispersky and carried by the following vote, the Council moved to approve item 8J – "adopt a board, commission, and committee email policy".

RESULT: 4-0-1
AYES: Campbell, Kispersky, Wizard, Pacheco
NOES: None
ABSENT: Oglesby

K. ADOPT A RESOLUTION MODIFYING THE 2019-20 FEE SCHEDULE TO ELIMINATE FEES FOR ACCESSORY DWELLING UNITS

Action: Approved

L. ADOPT A RESOLUTION AUTHORIZING EXECUTION OF A PURCHASE AND SALE AGREEMENT AND CONVEYANCE REQUEST FOR THE BASKETBALL COURT LOCATED AT THE CORNER OF SONOMA AND CONTRA COSTA AND TO EXECUTE ALL REQUIRED CLOSING DOCUMENTS FOR A PURCHASE PRICE OF \$2,000 PLUS APPLICABLE CLOSING COSTS.

Action: Approved

9. PUBLIC HEARING

A. INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE CHAPTER 2.14 TO EXPAND THE PARKS AND RECREATION COMMISSION AND ART AND HISTORY COMMISSION AND TO CODIFY THE ENVIRONMENTAL COMMITTEE AND HOMELESS COMMITTEE TO COMMISSIONS (FIRST READING ROLL CALL VOTE)

Assistant City Manager Lesley Milton-Rerig provided a presentation on the item and responded to questions from the Council.

There was no public comment.

Passed by the following roll call vote the City Council moved to approve item 9A – "an ordinance amending seaside municipal code chapter 2.14 to expand the parks and recreation commission and art and history commission and to codify the environmental committee and homeless committee to commissions".

RESULT: 4-0-1
AYES: Campbell, Kispersky, Wizard, Pacheco
NOES: None

ABSENT: Oglesby

B. CITY-INITIATED URGENCY ORDINANCE: ADDING CHAPTER 17.55 TO THE TO THE SEASIDE MUNICIPAL CODE (SMC) TO ADD A NEW CHAPTER SPECIAL PROVISIONS FOR SMALL WIRELESS FACILITIES, AND MAKING THEM SUBJECT TO A PERMIT AS SPECIFIED IN A NEW CITY COUNCIL POLICY (ROLL CALL VOTE)

Ms. Stearns provided a presentation on the item and responded to questions from the Council.

Public comment was received. SPEAKERS: Nina Beatty

Passed by the following roll call vote the City Council moved to approve item 9B - "city-initiated urgency ordinance: adding chapter 17.55 to the to the Seaside Municipal Code (SMC) to add a new chapter special provisions for small wireless facilities, and making them subject to a permit as specified in a new city council policy"

RESULT: 4-0-1

AYES: Campbell, Kispersky, Wizard, Pacheco

NOES: None

ABSENT: Oglesby

C. ADOPTION BY RESOLUTION OF A CITYWIDE CITY COUNCIL POLICY; SMALL WIRELESS FACILITIES, REGULATING THE PERMITTING, DESIGN, AND LOCATION OF SUCH FACILITIES. (ROLL CALL VOTE)

Ms. Stearns provided a presentation on the item and responded to questions from the Council.

Public comment was received. SPEAKERS: Nina Beatty

Passed by the following roll call vote the City Council moved to approve item 9C - "adoption by resolution of a citywide city council policy; small wireless facilities, regulating the permitting, design, and location of such facilities" with the recommended edits.

RESULT: 4-0-1

AYES: Campbell, Kispersky, Wizard, Pacheco

NOES: None

ABSENT: Oglesby

10. BUSINESS ITEMS

A. APPROVE A RESOLUTION ADOPTING THE NEW PROPOSED WATER RATES STRUCTURE FOR THE SEASIDE MUNICIPAL WATER SYSTEM

City Engineer Rick Reidl provided a presentation on the item and responded to questions from the Council.

There were no comments from the public.

On motion by Council Member Kispersky and second by Council Member Wizard and carried by the following vote, the City Council moved to approve item 10A and asked that staff send a letter of notice to residents that will be affected by the changes.

<i>RESULT:</i>	<i>4-0-1</i>
<i>AYES:</i>	<i>Campbell, Kispersky, Wizard, Pacheco</i>
<i>NOES:</i>	<i>None</i>
<i>ABSENT:</i>	<i>Oglesby</i>

11. COUNCIL MEMBER REQUESTS

Wizard – in response to the presentation from Monterey County on Tobacco Licensing Program, a request that a draft ordinance or if recommended to adopt the County's plan.

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

City Manager Craig Malin thanked Assistant City Manager Lesley Milton-Rerig for her outstanding work while he was out of the office; Mr. Malin also reminded the public of the voting deadline for the SNAACK Police Department vehicle.

Wizard – reported on the Pure Water ribbon cutting event, Seaside Fire Department Open House, FORA Board meeting and thanked all of City staff and public safety for their work at the City's 65th birthday.

Pacheco – reported on the Seaside Youth Football game, City's 65th birthday, Monterey Peninsula Unified School District meeting, Seaside High open house, reminder of the upcoming Pacchetti Dog park Harvest Festival (October 26).

13. ADJOURNMENT

On motion by Council Member Wizard and second by Council Member Campbell, the meeting was adjourned at 9:44 p.m.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Ian N. Oglesby, Mayor



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.B.

TO: City Council

FROM: Craig Malin, City Manager

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

DATE: November 7, 2019

SUBJECT: APPROVE AND FILE CITY CHECKS

PURPOSE & RECOMMENDATION

Approve and file the accounts payable and wired payments made during the period of October 5, 2019 through October 25, 2019 including the payroll and benefits checks, direct deposits and wired payments related to the pay period of October 11, 2019 and October 25, 2019. Total Accounts Payable and Payroll for the above referenced period is \$2,161,114.29.

BACKGROUND

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

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

A description of the checks and wires exceeding \$10,000 are as follows:
\$1,286,965.51 for Payroll and benefits.\$23,955.03 to Monterey County Convention &

Visitor's Bureau for TID (Tourism Improvement District) remittance for the reporting period of August 2019 for the 13 Seaside motels/hotels.\$30,282.22 to U.S. Bank - Cal Card for City of Seaside purchase card transactions for the billing period of 7/22/19 - 8/22/19\$20,900.00 to Ryan L. Rider for services to remove and install a retaining wall at Cutino Park (\$6,400) and to remove Gorilla Hair at Cutino Park (\$14,500). \$15,487.82 to City of Del Rey Oaks for Sanitation District sewer impact fees due per resolution SD-219 dated August 15, 1991. For user fees collection period of 1/1/2018-12/31/2018 and operating revenue period of 7/1/2018-6/30/2019.\$10,862.25 to MNS Engineers, Inc. for professional services related to the WBUV improvement project for the periods of October and September 2018.\$53,240.94 to Torti Gallas and Partners for Campus Town specific plan services for the periods of August and September 2019.\$49,873.99 to Project Dimensions, Inc. for July 2019 construction management/inspection services for Cutino Park - Phase I.\$11,774.45 to Rodney Craig Goodman Jr. for September 2019 financial management services. Assistance in preparing for City audit. For service period 9/22/2019-9/27/2019.\$11,415.00 to Stevenson, Porto & Pierce, Inc. for Campus Town project services to prepare draft planning commission staff report and other project coordination regarding EIR approval and preparation of resolution. For services from 7/1/2019-9/30/2019.

The remaining checks, totaling \$646,357.08 include payments to vendors for operating expenditures.

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

FISCAL IMPACT

There are no additional fiscal impacts.

ATTACHMENTS

None



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.C.

TO: City Council

FROM: Craig Malin, City Manager

BY: Dan Meewis, Recreation Director

DATE: November 7, 2019

**SUBJECT: APPROVE MAYOR'S YOUTH FUND CONTRIBUTION
REQUEST FROM SEASIDE HIGH SCHOOL BOYS SOCCER**

PURPOSE & RECOMMENDATION

Approve a request from Seaside High School Boys Soccer Program for a donation of Three Thousand Dollars (\$3,000.00) from the Mayor's Youth Fund for the costs associated with purchasing new uniforms and equipment (balls, cones, portable soccer goal, etc.).

BACKGROUND

Seaside High School Boys Soccer Program is requesting a donation of Three Thousand Dollars (\$3000.00) from the Mayor's Youth Fund to cover the cost associated with purchasing new uniforms and equipment (balls, cones, portable soccer goal, etc.). The Seaside High School Boys Soccer Program teaches the players the importance of character, sportsmanship, life skills and the importance of achieving excellence at school and in the community. The program teaches their young men to not only be outstanding student athletes, but also to be model citizens. They encourage all their athletes to use reusable water bottles, and at all of their home games they will collect cans and bottles to recycle.

Based on the information provided, staff has determined that the application meets the requirements of the Mayor's Youth Fund Policy. Seaside High School Soccer Program received their last donation at the February 15, 2018 City Council meeting. Their 2018 Mayor's Youth Fund request was submitted and approved before the new updated

Mayor's Youth Fund Policy which started in March 2018. At that time, the Mayor's Youth Fund Closing Report was not required.

FISCAL IMPACT

This request would be funded by a donation from Green Waste Recovery Inc. to the Mayor's Youth Fund.

ATTACHMENTS

1. MYF Seaside High School Boys Soccer 2019
 2. W-9 Seaside High School Boys Soccer 2019
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

- Contributions are only paid to organizations, such as non-profit groups and schools.
- Contributions are intended to fund actual costs related to an event or activity. (Please see "Payment Process" information provided below.)
- Contributions from the Mayor's Youth Fund are not intended to be the sole source of funds for an organization or program and will only be made to supplement other fundraising activities.
- How this request will provide a municipal benefit (ie., benefit the community).

Contribution Limits: In order to equitably distribute funds available in the Mayor's Youth Fund, the following contribution guidelines have been developed, although all contributions are subject to the discretion of the City Council.

Individuals*	25% of total cost of activity (not to exceed \$1,000.00)
Groups up to 20	up to \$1,500.00
Groups 21+	up to \$3,000.00

In addition, funding will be limited to one contribution per year (every 12 months).

Payment Process: If a contribution is approved by the City Council, payment will be made to the authorized organization or directly to the vendor selected by the authorized organization after submittal of a receipt or the presentation of actual invoices. No funding can go directly to an individual. This process is required in order to provide documentation required to meet municipal auditing standards.

###

Mayor's Youth Fund Contribution Request

Prior to completing this request please, review the attached contribution policy. All requests will be considered before the City Council and you will be notified of the specific date your item is placed on the agenda. Please return this completed form with necessary attachments to Recreation Services, City of Seaside, 440 Harcourt Avenue, Seaside, CA 93955.

Name of Organization: SEASIDE HIGH BOYS SOCCER PROGRAM

Address: 2200 NOCHE BUENA STREET SEASIDE

Email: gOviedo@mpUSD.k12.CA.US

Phone Number: Home _____ Work _____ Cell (831) 710-7078

Name of Individual: GERARDO OVIEDO (HEAD COACH)

% Residents or Students of Seaside: 100 %

of Participants: 25

Ages: 14 yrs - 18 yrs

CRITERIA – Applicants must meet at least one of the following criteria to be eligible for funding. Please select one or more from the following list:

Scholastic	<u> </u>
Athletic	<u> X </u>
Music	<u> </u>
Environmental	<u> </u>
Art	<u> </u>

Is funding a reward for one of these activities?

NO

Description of event, activity or program funding pertains to: (Attach Additional Information as Necessary)

FUNDING PERTAINS TO NEW EQUIPMENT: SOCCER BALLS, CONES,
PORTABLE SOCCER GOAL AND UNIFORMS, GAME DAY SUITS,
PRACTICE WARM UPS,

Description of how the funds will be specifically used for youth groups activities/events and/or has a nexus to the goals of recycling, cleanup and/or "green" sustainability to insure a healthy environment.

AT ALL OF OUR HOME GAMES & AWAY WE RECYCLE CANS AND BOTTLES.
WE ENCOURAGE ALL OF OUR ATHLETES TO USE RE-USABLE WATER BOTTLES.

What other fundraising activities are you participating in to fund your event, program or activity and what other funding sources will supplement your request?

OTHER FUNDRAISING ARE SEASIDE FOOTBALL PARTIAL FUNDRAISER,
FUNDRAISING CAMPS, GOLF ONLINE FUNDRAISING, AND VOLLEYBALL SALE
FUNDRAISER AT THEIR GAMES.

*Total Amount Requested: (See Contribution limits) \$3,000⁰⁰

SEASIDE HIGH BOYS SOCCER PROPOSED PROGRAM BUDGET

Organization Name: Seaside High School Soccer

Program Date: November 1, 2019- April 1, 2019

Request to: City of Seaside Mayor's Youth Fund Grant

Income:			
	<u>Youth Fund</u>	<u>Program Revenue</u>	TOTAL
Mayor's Youth Fund Grant	\$ 3000		\$3000
Seaside Football Parking Fundraiser		\$1000	\$1000
Fundraising Cards		\$ 900	\$ 900
Blast Online Fundraiser		\$1000	\$1000
	\$3000	\$2900	\$5900

Expenses:			
	<u>YOUTH FUND GRANT</u>	<u>Program Revenue</u>	TOTAL
<i>Uniforms:</i>			
Home Uniforms (Jersey & Short Set)	\$ 750		\$ 750
Away (Jersey & Short Set)		\$ 750	\$ 750
<i>Game Day Suits</i>			
Jacket, Pants (X 21)		\$1400	\$1400
Practice Warm Up Suits	\$ 900		\$ 900
<i>Equipment:</i>			
Cones	\$ 100		\$ 100
Outdoor Soccer Balls (X 10)	\$ 250		\$ 250
Indoor Soccer balls (X 10)	\$ 250		\$ 250
Goal Shot Soccer Goal target (X 2)		\$ 700	\$ 700
Portable Soccer Goal	\$ 200		\$ 200
Kwik goal Fastener	\$ 50	\$ 50	\$ 100
Hurdles (X 2 dozen)	\$ 100		\$ 100
Portable Goals (X2)	\$ 300		\$ 300
Soccer Bags (X 2)	\$ 100		\$ 100
	\$3000	\$2900	\$5900

Form **W-9**
(Rev. October 2007)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2

Name (as shown on your income tax return)

Monterey Peninsula Unified School District

Business name, if different from above

Check appropriate box: ☐ Individual sole proprietor ☐ Corporation ☐ Partnership

☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶

☐ Other (see instructions) ▶

☐ Exempt
payee

Address (number, street, and apt. or suite no.)

700 PACIFIC ST

Requester's name and address (optional)

City, state, and ZIP code

MONTEREY CA 93940

List account number(s) here (optional)

Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

or

Employer identification number

77-0320712

Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payment other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign
Here

Signature of
U.S. person ▶

Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.D.

TO: City Council

FROM: Craig Malin, City Manager

BY: Rick Riedl, City Engineer
Misty Bradshaw, Associate Engineer

DATE: November 7, 2019

**SUBJECT: APPROVE THE TRAFFIC ADVISORY (TAC) COMMITTEE
RECOMMENDATIONS FOR NO PARKING DESIGNATIONS**

PURPOSE & RECOMMENDATION

Approve the Traffic Advisory Committee recommendations from the September 17, 2019 meeting To Consider marking 15 feet of Red Curb on the north side of Hilby Avenue east and west of Luzern Street.

BACKGROUND

Background

Staff received the Traffic Advisory Committee Request Application, dated June 10, 2019, from resident requesting 40' of red curb on Hilby Ave. to the east of Luzern St. and 25' of red curb to the west of Luzern St. Resident noted visibility concerns when vehicles park up to the corners of Hilby Ave. and Luzern St. making it difficult to turn onto Hilby Ave. from Luzern.

Hilby Ave. is classified as a collector street, with a posted speed limit of 30 miles per hour (mph) and one lane of traffic in each direction. Hilby is 36 ft. wide, measured from face of curb to face of curb with parallel parking on both sides. Sidewalks measuring approximately 4 feet wide are present on both sides of the street. Luzern is classified as a residential street with a speed limit of 25 mph. The 1200 block of Luzern is a non-through street approximately 24 feet wide with parking only permitted on the west side of the street. Nine single family homes are located along this block of Luzern

and their sole path of egress is through this subject intersection. There is a four-way stop controlled intersection at Yosemite St. and Hilby Ave. located approximately 300 feet east of the intersection.

Staff Analysis

Staff conducted a site visit at Hilby Ave. and Luzern St. During the site visit it was noted that there is adequate sight distances. California American Water (CalAm) has a property on the northeast corner of the intersection. If 40 feet of red curb were installed at this location as requested, access to CalAm's facilities adjacent to Hilby would be limited.

An existing tree is located on the north east corner of the intersection and it has been limbed up and trimmed back in recent months, and visibility has been greatly increased when looking east while turning onto Hilby Ave. from Luzern.

Collision data was collected in the area of the request over the last 3 years. During that time there were no reported collisions at the intersection of Luzern St. and Hilby Ave.

Recommendation

Staff initially recommended denying request of red curb as it was not found to be a safety concern as existing conditions and data did not warrant additional measures. As a compromise with the applicant, the TAC modified its recommendation to approve 15 feet of red curb on the north side of Hilby Avenue both to the east and to the west of Luzern Street.

ENVIRONMENTAL REVIEW

The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301: Existing Facilities Class 1 exemptions consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use.

Evidence: The proposed project would restrict parking which would not have impact on the expansion or modification of the existing roadway therefore there are no significant impacts associated with the installation of red curb and the project is exempt of CEQA.

FISCAL IMPACT

The fiscal impact associated with the items would be \$640 for 30 feet of red curb to be paid by the applicant.

ATTACHMENTS

1. Application
 2. Site Photos
 3. Public Comment Email
-



Traffic Advisory Committee Request Application

The following information is required to process all Traffic Advisory Committee requests. This information will be used to contact the applicant should staff have questions or needs clarification on the request. This information will also appear in the staff report presented to the Traffic Advisory Committee and/or City Council.

The Traffic Advisory Committee meets the 3rd Tuesday of every month at 5:00 PM in the City of Seaside's City Hall Conference room. This meeting is open to the public and applicants are encouraged to attend.

Name: Christian & Catherine Mendelsohn Date: 5-31-19

Address: 1217 Luzern St Seaside, CA 93955 Phone: 831-383-0412

Type of Request (check all that apply):

- ☒ Parking Designations ☐ Crosswalk ☒ Curb Markings (White, Yellow, etc.)
☐ Disabled Parking* ☐ Warning Sign ☐ Traffic Signal/Stop Sign
☐ Other _____ ☐ Signing/Striping

*A copy of DMV issued disabled placard must accompany requests for disabled parking spaces.

FEES WILL APPLY FOR PARKING AND CURB MARKING REQUESTS

For the city of Seaside to paint red "no parking" marking paint on the curbs of

Request: Hilby Ave. to the east (40') & west (25') of Luzern Street side of Hilby Ave to prevent
automobiles from parking too close on either side of the exit of Luzern Street. It is
dangerous for drivers exiting onto Hilby Ave when automobiles are parallel parked on
Hilby up close to the corner of Hilby Ave & Luzern St. There is plenty of unused
parallel parking between Luzern & Yosemite, to accommodate the (4) cars that usually
park where the proposed red "no parking" marking paint would be.

It is very dangerous for drivers who exit Luzern onto Hilby when these cars are present
because drivers, especially residents who do this repetitively during the busy
commuting time, have to slowly creep well into the line of oncoming traffic onto Hilby
Ave in order to visibly see around these parked cars to see well enough to exit onto
Hilby. By that point, the front of automobiles are 75% into the perpendicular line of
traffic and it is unsafe, dangerous and anxiety-producing, especially if children are in
the car.

Request Procedures are outlined on the back of this form. For any questions regarding the Traffic Advisory Committee (TAC) please contact 899-6825.

TAC REQUEST PROCEDURE

The Traffic Advisory Committee (TAC) acts as an advisory board to the City Council per Chapter 2.37 of the Municipal Code. Recommendations made by the TAC are to be ratified by the City Council prior to implementation. The TAC consists of five members: a Council Member; Director of Public Works; Chief of Police; Director of Community Development; and the Fire Chief. The TAC reviews all requests for traffic safety regulatory or control devices, signs and markings, and conducts studies as well as offers recommendations to the City Council, Planning Commission or appropriate City department.

Upon submittal of a request, staff will place the request on the TAC agenda for the next scheduled meeting. All TAC's action will be forwarded for City Council consideration at their next scheduled meeting.

Fees

Fees will be collected prior to installation of any approved requests that directly benefits the applicant, such as limited timed parking, white zones, etc. Prior to any required maintenance of the improvement, the same fee will apply and be billed to the applicant. The following fees have been determined based upon the cost of staff time and material for installation:

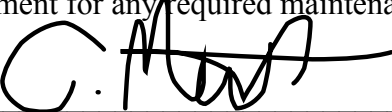
Description	Fee*
Marking curb – per curb (20' maximum length)	\$384
Installation of one sign	\$384

* Fees subject to change per City Council approved fee schedule. Fee determined by date of application.

PLEASE COMPLETE FOR PARKING AND CURB MARKING REQUESTS

TAC REQUEST ACKNOWLEDGEMENT STATEMENT

I, Christian Mendelsohn understand that should my request be approved by the Traffic Advisory Committee and City Council, I will be responsible for the fee prior to the installation of my request. I also understand that if approved by City Council the improvements will be reviewed annually or whenever deemed appropriate by the Public Works Department for any required maintenance and I will be charged the corresponding fee.


Applicant Signature

6/10/19
Date



View in 2011 prior to tree trimming – from Luzern looking East



View 2019 Following tree trimming – From Luzern Looking East



2019 - View From Luzern Looking West



2019 – CalAm’s vault at location of requested red curb East of Luzern.

Misty Bradshaw - THE PROPOSED PAINTING OF RED CURBS AT HILBY AND LUZERN STREET

From: Joann Burns <seajab2@aol.com>
To: <mbradshaw@ci.seaside.ca.us>
Date: 9/26/2019 4:16 PM
Subject: THE PROPOSED PAINTING OF RED CURBS AT HILBY AND LUZERN STREET

Dear Ms. Bradshaw:

I am really happy that the intersection of Luzern and Hilby streets will have a portion of the curb painted red. This is really a great idea as when one is exiting off of Luzern, and cars are parked on either side of the street, it makes it a blind intersection. I only hope that the red marked curb will be patrolled better than the red painted cul de sac on Luzern. Cars park there all the time and it makes it difficult for the waste removal and any car to turn around.

Thank you for your time.

Mrs. JoAnn Burns



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.E.

TO: City Council

FROM: Craig Malin, City Manager

BY: Samantha Alcaraz Sakhrani, Human Resources Specialist
Roberta Greathouse, Human Resources Director/Risk Manager

DATE: November 7, 2019

**SUBJECT: APPROVE A RESOLUTION ADOPTING THE UPDATED
MEMORANDUM OF UNDERSTANDING WITH THE SEASIDE CITY
EMPLOYEES' ASSOCIATION**

PURPOSE & RECOMMENDATION

Approve a resolution adopting the Memorandum of Understanding with the Seaside City Employees' Association as negotiated.

BACKGROUND

Representatives from the Seaside City Employees' Association and representatives of the City met on several occasions to discuss a successor Memorandum of Understanding. The meetings were very productive as the two sides worked collaboratively to find creative ways to meet the needs of both parties. The Association and the City collaborated on a variety of issues including providing incentives for those required to work special events and respond to emergency calls for service on holidays, managing the use of paid leave, and providing reasonable salary adjustments to encourage retention of existing staff and to attract new staff.

The terms of this agreement include:

1. Two Year Term: Contract expires June 30, 2020

2. General Salary Adjustments:

- a. 3% salary increase for all bargaining unit members on July 13, 2019.
- b. 2% salary increase for all bargaining unit members on July 11, 2020.

3. Deferred Compensation Match: Increase deferred compensation match from \$50 per month to \$100 per month.

4. Longevity Pay: Modify the longevity pay program to provide 2.5% longevity pay incentive on the 8th year of service and an additional 2.5% longevity incentive at 15 years of service. The 2.5% formerly provided at 10 years is eliminated.

5. Minimum Hours - members will be paid two hours minimum for working special events outside of their normal work hours. Members called back to work on a holiday will receive a minimum of four hours of overtime pay.

6. Dental and Vision Contributions: Bargaining unit members will follow the contribution schedule II (attached).

7. Tuition Reimbursement: Reimbursement for classes toward an AA increased from \$400 to \$500 and for a classes toward a BA/MA increased from \$600 to \$3,000 annually.

8. Other items: The MOU includes an updated policy regarding use of sick leave and pro-ration of holiday pay for new employees.

9. Aside from agreed upon clean up language, all other terms and conditions contained in the current MOU shall remain unchanged.

FISCAL IMPACT

It is estimated that the contract cost for Fiscal Year 2019/2020 will be approximately \$130,000. The terms of this MOU were not included in the Adopted 2019/2020 budget and any additional cost that is not able to be absorbed in the budget will be addressed at mid-year budget review.

ATTACHMENTS

- 1. Resolution
-

- 2. SCEA MOU 2021
 - 3. Dental and Vision Contributions
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY OF SEASIDE

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

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

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

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 7th day of November 2019.

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

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk

**Memorandum of Understanding
Between the City of Seaside
And
The Seaside City Employees' Association**

July 1, 2019 – June 30, 2021

**MEMORANDUM OF UNDERSTANDING BETWEEN THE
CITY OF SEASIDE AND THE
SEASIDE CITY EMPLOYEES' ASSOCIATION**
July 1, 2019 – June 30, 2021

SECTION 1: TERM	7
SECTION 2: SALARY AND ADMINISTRATION OF PAY PLAN	7
A. Direct Pay for Services:	7
1. Salary Adjustments:	7
2. Longevity Pay:.....	7
B. Overtime	7
1. Pre-Approval:	7
2. Minimum Overtime Guarantee:	8
3. Overtime Calculation:.....	8
4. FLSA Work Period / Work Week.....	8
5. Maximum Compensatory Leave Balance:	8
6. Holiday Calculation:.....	8
7. Martin Luther King & July 4th Calculation:	9
8. Festival of Patriots Parade:	9
C. Special Pay.....	9
1. Certification/License Incentive Pay:.....	9
2. Spanish Bilingual Pay Program	10
3. Temporary Upgrade Pay:	10
4. On-Call/Standby Pay:	11
D. Administration of Pay Plan:.....	11
1. Anniversary Date	11
2. Salary Ranges.....	11

SECTION 3: BENEFITS	13
A. Retirement:.....	13
1. CalPERS Classic Plan	13
2. CalPERS PEPRA Plan	13
3. CalPERS Survivor Benefits.....	13
2. Laborer's International Union of North America National (Industrial) Pension Fund for Unit Employees hired on or before December 31, 2012 ...	13
4. Deferred Compensation:	15
B. Medical, Dental, and Vision Insurance:.....	15
1. Contributions	15
2. Retiree Medical:	16
C. Life Insurance:	17
D. Short-Term Disability:	17
E. Long-Term Disability:.....	17
F. IRS Section 125 Plan:	17
G. Uniform Allowance:	17
H. Safety Equipment:	17
1. Safety Boot Allowance:	17
2. Safety Glasses:.....	17
I. Mileage Reimbursement:.....	18
J. Wellness Program:	18
1. Health Club Membership:	18
2. City Swimming Pool:	18
3. No Smoking Agreement:	18
SECTION 4: LEAVE PROVISIONS	18

A. Vacations.....	18
1. Accrual:	18
2. Vacation During Initial Probation:	19
3. Minimum Leave Event:	19
4. Vacation and Holidays:	19
5. Vacation Upon Termination:	19
6. Maximum Accumulation:	19
7. Vacation Cash-Out:	19
8. Compensation in Lieu of Time Off:	20
9. Accumulation during OJI Leave:	20
10. No Interruption of Accumulation:	20
B. Sick Leave with Pay for Non-Job Related Illness, Injury or Disability	20
1. Accrual:	20
2. Employee Illness or Injury:	20
3. Sick Leave Upon Rehire	21
4. Minimum Leave Event:	21
5. Illness/Injury During Vacation:	21
6. Family Sick Leave:	21
7. Bereavement Leave:	22
8. Personal Leave:	22
C. On-The-Job Injury Leave:	22
1. Leave of Absence:	22
2. Leave Accrual:	22
3. Temporary Disability Benefits:	22
4. Use of Accumulated Leaves:	22

D. Holidays.....	23
1. Regular Holidays:.....	23
2. Holiday Calculation:.....	23
3. Memorials:	23
4. Holidays on Sunday	23
5. Holidays on Saturday:.....	23
6. Floating Holidays:	23
E. Jury and Election Duty:	24
1. Jury Duty:	24
2. Election Duty:	24
SECTION 5: WORKING CONDITIONS.....	24
A. Continuing Education and Professional Growth:	24
1. Tuition Reimbursement:	24
2. Educational Incentive Pay:.....	24
3. Requalification.....	25
B. Service Awards:	25
C. Employee Incentive Pay:	25
D. Work Schedule:.....	26
E. Notice of Layoff:	26
F. SCEA Meetings:.....	26
G. Union Membership Communication:.....	26
1. New Employee Orientation.....	26
2. Membership Information Provided to Union	26
H. Probationary Period:	27
I. Notice to Union of Personal Action:.....	27

SECTION 6: GRIEVANCE PROCEDURE.....	27
SECTION 7: MISCELLANEOUS	30
A. City's Right To Discovery:	30
B. Savings Clause:	30

MEMORANDUM OF UNDERSTANDING BETWEEN THE
CITY MANAGER OF THE CITY OF SEASIDE AND THE SEASIDE CITY EMPLOYEES
ASSOCIATION

July 1, 2019 – June 30, 2021

We, the undersigned, duly appointed representatives of the City of Seaside and of the Seaside City Employees Association, a recognized employee organization, hereinafter referred to as "City" and "Union" represented by Laborers International Union of North America, Local 270, AFL-CIO, having met and conferred in good faith in accordance with the Meyers-Milias-Brown Act, (government Code Section 3500 et. seq.) do hereby jointly prepare and execute the following written Memorandum of Understanding. It is understood that the provisions herein set forth supersede previous Memoranda of Understanding between the City and Union, and apply to the City of Seaside non-management miscellaneous employees designated to be represented by the Union.

SECTION 1: TERM

The provisions of the Memorandum of Understanding shall become effective July 1, 2019, and shall remain in effect for a period, terminating on June 30, 2021.

SECTION 2: SALARY AND ADMINISTRATION OF PAY PLAN

A. Direct Pay for Services:

1. Salary Adjustments:

- a. Effective July 13, 2019, all bargaining unit members will receive a 3% base salary increase.
- b. Effective July 11, 2020, all bargaining unit members will receive a 2% base salary increase.

2. Longevity Pay:

- a. Effective October 5, 2019, bargaining unit members with eight or more years of service shall receive longevity pay in the amount of 2.5% of the member's Base Salary Rate.
- b. Effective October 5, 2019, bargaining unit members with fifteen or more years of service shall receive longevity pay in the amount of an additional 2.5% of the member's Base Salary Rate (total of 5%).

B. Overtime

1. Pre-Approval:

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

2. Minimum Overtime Guarantee:

When an employee is called back to work on an emergency basis, the employee shall be paid two (2) hours or actual hours worked on the call back, whichever is greater, at time-and-a-half the City's premium rate (hourly base pay rate plus incentives).

When an employee is called back to work on an emergency basis on any City holiday, the employee shall be paid four (4) hours or actual hours worked, whichever is greater, on the call-back at time-and-a-half the City's premium rate.

Special Events: When an employee is scheduled to work a special event outside their regular working hours, they shall be paid two (2) hours or actual hours worked at the special event, whichever is greater, at time-and-a-half the City's premium rate.

3. Overtime Calculation:

Hours actually worked in excess of 40 per week shall be paid at time-and-a-half the City's premium rate, which will be no less than the regular rate of pay as that term is defined in the Fair Labor Standards Act (FLSA). Hours worked in excess of an employee's shift that are not FLSA overtime hours shall be paid at one times the premium rate. All employee overtime shall be earned in increments of one-quarter (1/4) hour.

4. FLSA Work Period / Work Week

For employees on 5/8 or 4/10 work schedules, the work period for FLSA overtime purposes begins on Saturday at 12:00 am and ends on Friday at 11:59 pm and regularly recurs. For employees on 9/80 work schedules, the work period for FLSA overtime purposes begins four hours into each employee's alternating eight hour shift.

5. Maximum Compensatory Leave Balance:

Compensatory time off may be granted instead of overtime pay only where requested by the employee and approved by the Department Head. Personnel represented by SCEA may accrue up to a maximum of 100 hours of compensatory time in lieu of overtime. An employee may utilize compensatory time off if the employee's request is made reasonably in advance of the date(s) requested and approved by the Department Head or designee unless the requested time off would unduly disrupt the operations of the Department.

6. Holiday Calculation:

For the purpose of overtime calculations during the workweek in which holidays **other than** Martin Luther King and Fourth of July fall, holiday time shall count as time worked.

7. Martin Luther King & July 4th Calculation:

For the purpose of overtime calculations during the workweek in which the Martin Luther King and Fourth of July Holidays fall, all time in paid status shall count towards time worked.

8. Festival of Patriots Parade:

Bargaining unit employees required to work the day of the Festival of Patriots Parade shall receive time and one half the City's premium rate for all hours worked. This premium pay is limited to time worked on this particular event and does not apply to any other regularly scheduled workdays.

C. Special Pay

1. Certification/License Incentive Pay:

- a. Employees who obtain and maintain one of the following licenses or certificates, or others approved in writing by the City Manager, which enhances the employee's ability to do his or her job, shall receive premium pay in the amount of 5% of the employee's base salary. The premium pay is not stackable and shall not exceed 5% of the employee's base salary regardless of the number of certifications or licenses held.
 - i. Class B Drivers' License
 - ii. Collections System Certification
 - iii. Backflow Testers Certification
 - iv. Water Treatment Certification
 - v. Water Distribution Certificate
 - vi. Qualified Pesticide Applicator's Certification
 - vii. State Certified Electrician
 - viii. International Society of Arboriculture – ISA Certified Arborist
 - ix. National Recreation and Park Association – Certified Playground Safety Inspector (CPSI)
 - x. California State Fire Marshal - Fire Mechanic I
- b. An employee is eligible for the certification/license pay only where the license or certification is issued by a State agency or approved accrediting organization following a program of instruction or training undertaken by the employee as determined and approved by the Department Head.
- c. Employees are ineligible for certification/license pay for any certificate or license which the employee is required to maintain as a minimum job requirement as outlined in the job description for the classification.

2. *Spanish Bilingual Pay Program*

- a. A 2 ½% premium above base pay will be granted to an employee who speaks the Spanish language in the course and scope of his or her job duties after successful completion of City provided testing and approval of the City Manager.
- b. Upon recommendation of the department director, and approval of the City Manager, an employee required to read and write in Spanish in the course and scope of his or her job duties will be provided a 2 ½% premium above base pay after successful completion of City provided testing.
- c. This program is subject to administrative direction and to City established procedures and formal testing. The City will use Language Testing International (LTI) or another suitable and appropriately certified testing organization.
- d. Granting and removal of this premium is within the sole discretion of the City. Removal of this premium shall not be considered disciplinary action.
- e. Unless recommended by the employee's department director, and approved by the City Manager, bilingual pay will be for Spanish only.
- f. No employee shall be eligible for bilingual pay in excess of 5% above base pay.

3. *Temporary Upgrade Pay:*

- a. Employees who are assigned to perform a majority of the duties of a position within a higher classification from that in which they are regularly employed shall receive the compensation specified for that position to which assigned, if performing the duties thereof for a period of fourteen (14) calendar days.
- b. Said increased compensation should be at the lowest step of the higher classification which will accord such employee an increase of at least five (5) percent over his/her current regular compensation.
- c. The assignment shall be confirmed in writing by the Manager.
- d. Acceptance of an interim assignment to a higher position of thirty (30) or more days shall require mutual written assent of the City and employee.

4. On-Call/Standby Pay:

All employees assigned to be on call shall be paid 14 hours of base salary rate per week. If an employee is unable to complete their full week of on-call, the time shall be prorated on a daily basis.

D. Administration of Pay Plan:

1. Anniversary Date

- a. The anniversary date for each employee is the date he/she is hired, reclassified, or promoted.
- b. The anniversary date of any employee shall be adjusted, or changed, in the case of a leave of absence, by moving said anniversary date forward a time equal to the length of such leave of absence, except family care or medical leave, according to the Family Medical Leave Act or California Family Rights Act and military leaves of absence in accordance with the California Military and Veterans Code and Title 38, chapter 43, U.S. Code. Whenever any employee is absent from work without pay for any period exceeding thirty (30) continuous days, the anniversary date of said employee shall be adjusted by moving said anniversary date forward a time equal to the length of absence from work.
- c. The anniversary date of any employee shall be adjusted by moving said date forward a time equal to any delay in movement through the steps of the salary range put forth below.

2. Salary Ranges

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

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

- d. The fourth step is the rate at which a fully qualified, experienced, and conscientious employee may expect to advance to following the completion of twelve (12) months satisfactory service in the third step and upon written recommendation of the Department Head and approval by the City Manager.
- e. The fifth step is the rate at which a fully qualified, experienced, and conscientious employee may expect to advance to following the completion of twelve (12) months satisfactory service in the fourth step and upon the written recommendation of the Department Head and approval of the City Manager.
- f. Notwithstanding the foregoing provisions of this Section, an employee who is promoted or reclassified from one classification to a higher classification, or from a flat salary to classification having a higher overlapping salary range, shall be adjusted:
 - i. To the step in their new range, which shall provide an increase in his/her salary, except that they shall not retain credit for the time served in his/her former step. If the step in the new range is the first step, the employee shall remain in that step for six (6) months before becoming eligible for advancement to the second step.
 - ii. If from a flat salary to a range, to the lowest step in his/her new range or classification that exceeds his flat salary.
- g. General adjustments in salary ranges made by general increases or decreases shall be made by adjusting all classes upward or downward to the appropriate salary range herein provided. Where the salary range for a given class or for several classes is revised upward or downward the employees shall have their existing salary adjusted to the same step in the new range.
- h. In any case where, by reason of unusual circumstances, rigid adherence to the forgoing principles related to salary adjustments would cause a manifest injustice, the City Manager may make such order relating thereto as in his/her discretion is proper.
- i. Rates of compensation provided for by resolution are fixed on the basis of full-time service in full-time positions for the schedule of hours indicated. If any position provided for in the budget is by appropriate language specified or indicated as being for less than full-time services, the rate of compensation provided for such positions shall be adjusted accordingly, except those employees indicated in this resolution as working part-time or on a retainer, in which case they shall draw the full salary indicated. If the present adjustments shall be made in the rates, the step plan shall apply to part-time salaried as well as full-time salaried employees.

- j. Changes in pay rates shall be made on the first day on the pay period next following the date of eligibility and authorization.

SECTION 3: BENEFITS

A. Retirement:

1. CalPERS Classic Plan

- a. Employees hired prior to January 1, 2013 will receive the CalPERS 2% @ 55 Miscellaneous Members retirement plan. The 2% @ 55 plan will also be provided to City employees hired on or after January 1, 2013 who are considered to be "classic" members under the California Public Employees' Pension Reform Act (PEPRA) as determined by CalPERS.
- b. Employee Contribution: Employees enrolled in the 2% @ 55 plan shall pay the full employee member contribution required by CalPERS.

2. CalPERS PEPRA Plan

- a. New employees hired on or after January 1, 2013 who are "new members" under the PEPRA as determined by CalPERS will be enrolled in the 2% @ 62 Miscellaneous Members retirement plan.
- b. As required by PEPRA, employees enrolled in the PEPRA plan shall pay 50% of the "normal cost" of the retirement plan as determined annually by CalPERS.

3. CalPERS Survivor Benefits

- a. The City provides for 1959 Survivors Benefit Level Four. The employee cost is \$2 per month.

2. Laborer's International Union of North America National (Industrial) Pension Fund for Unit Employees hired on or before December 31, 2012

- a. All Bargaining Unit Employees hired on or before December 31, 2012:
 - i. The City will continue to contribute to the Pension Fund on behalf of bargaining unit employees who were hired on or before December 31, 2012 as outlined herein. The City will not offer or contribute to the Pension Fund for any bargaining unit employee hired on or after January 1, 2013.

- ii. The Pension Fund's Preferred Rehabilitation Schedule for contributions has been adopted by the City and SCEA. Such adoption was concurrently memorialized in writing between the City, SCEA and the Pension Fund.
- iii. If the amount of employer contribution required by the Pension Fund increases after April 1, 2011, such increase shall be paid by the City *in lieu of* salary or wages of the bargaining unit employee and shall be encompassed within the authorized gross wage/salary reductions set forth in subparagraphs a.iii. and b.ii. below.

b. Employees hired prior to July 1, 2010:

- i. For all bargaining unit employees hired by the City prior to July 1, 2010, the City will pay, in addition to the employees' wages, the sum of \$1.00 per credited hour per employee with a cap of \$40.00 per work week. The contribution per credited hour means every hour an employee is credited with service under the Pension Fund up to 40 hours per work week.
- ii. The City will also pay, on behalf of bargaining unit employees hired prior to July 1, 2010, the sum of \$.65 per credited hour per employee with a cap of \$26.00 per work week *in lieu of* salary or wages of the employee effective April 1, 2011.
- iii. Bargaining unit employees hired prior to July 1, 2010 will be subject to a gross wage/salary reduction of \$.65 per credited hour, up to \$26.00 per work week, in order that the additional contribution of \$.65 per credited hour in lieu of salary or wages will be recognized. Such reduction is expressly authorized herein pursuant to Labor Code section 224.

c. Employees hired between July 1, 2010 and December 31, 2012:

- i. For all bargaining unit employees hired by the City on or after July 1, 2010 and before January 1, 2013, the City will contribute the minimum employer contribution amount required by the Pension Fund per credited hour per employee up to 40 hours per work week *in lieu of* salary or wages of equal amount. As of April 1, 2011, such amount is \$1.65 per credited hour, per employee up to \$66.00 per work week *in*

lieu of salary or wages. The contribution per credited hour means every hour an employee is credited with service under the Pension Fund up to 40 hours per work week.

- ii. Bargaining unit employees hired on or after July 1, 2010 and before January 1, 2013, will be subject to a gross wage/salary reduction of the minimum employer contribution required under the Pension Fund (\$1.65 per credited hour, per employee up to \$66.00 per work week as of April 1, 2011), in order that the contributions in lieu of salary or wages will be recognized. Such reduction is expressly authorized herein pursuant to Labor Code section 224.

4. *Deferred Compensation:*

The City will pay up to fifty dollars (\$50) per month to the ICMA deferred compensation program for each employee who makes a matching contribution. Beginning October 5, 2019, the City will pay up to \$50 per month to the ICMA program for each employee who makes a matching contribution.

For calendar year 2020, in order to off-set increases to the City's medical plan premiums, members may use \$50 toward health insurance premium increases in-lieu of deferred compensation matching. No cash will be returned and the employee must elect to use the \$50 toward medical or deferred compensation – not both.

B. *Medical, Dental, and Vision Insurance:*

Eligible bargaining unit employees will be provided with medical, dental, and vision insurance as specified in this section. Benefits to eligible family members will be made available under the health insurance plan. The City's contribution will be made only when an employee is in a paid leave status or on an approved protected leave (such as FMLA/CFRA).

1. *Contributions*

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

- a. MCSIG PPO \$40 (70/30 Plan).
The City will pay 100% of the employee only premium and 90% of the dependent premium. This will be the base contribution amount for all plans except the Grandfathered PACE Plan.
- b. MCISG PPO \$25 (80/20 Plan).

SCEA Members electing to participate in the MCSIG PPO \$25 (80/20 Plan) will pay the difference between the City's contribution for the PPO \$40 Plan and the PPO \$25 Plan premium.

- c. PACE Plan (90/10 Plan) – Employees hired after October 15, 2015.

New employees enrolling in the PACE 90/10 Plan will pay the difference between the City's contribution for the PPO \$40 plan and the PACE Plan premium.

- d. PACE Plan (90/10 Plan) – Grandfathered Tier – open to employees hired before October 15, 2015.

The City will pay 81% of the employee only premium; 70% of the employee + 1 premium; and 73% of the family premium.

- e. Kaiser High and Mid Plan.

SCEA Members electing to participate in a Kaiser Plan will pay the difference between the City's contribution for the PPO \$40 Plan and the Kaiser plan premiums. In the event the Kaiser plan premium is lower than the MCSIG PPO \$40 plan, no cash-in-lieu will be provided.

- f. The City will split the cost of any increase or decrease in dental and vision premiums with the employee on a 50/50 basis.

2. Retiree Medical:

- a. Eligibility: Only bargaining unit members hired on or before June 30, 2010 are eligible for City-paid retiree medical insurance.
- b. Notwithstanding the requirements of the City's Health and Welfare Plan to be eligible for retiree medical coverage, and subject to available coverage under the City's plan, the City shall pay the employee's (not dependents) cost of medical insurance in an amount not to exceed the monthly premium for the City's insurance plan for retirees who retire on regular service or disability retirement for employees represented by SCEA until age 65.
- c. Employee may cover spouse by paying the monthly premium.
- d. In the event that coverage is not available under the City's plan, and where an eligible employee elects to continue health coverage under COBRA, the City shall contribute to that COBRA payment an amount not to exceed the monthly premium for the City's health insurance plan for the period of time of COBRA eligibility or up to age 65, whichever is less.
- e. Employees must have ten years of continuous service with the City, have been hired on or before June 30, 2010, and be at least 50 years of age to receive this benefit.

- f. The City complies with all Federal and State guidelines regarding medical and dental insurance. This compliance includes continuation of benefits under COBRA.

C. Life Insurance:

The City will provide term life insurance for all bargaining unit employees in the amount of \$50,000.

D. Short-Term Disability:

The City agrees to help facilitate the Association's enrollment in California State Disability Insurance (CASDI), or an alternate STD Plan, should the Association express an interest in doing so. Member's electing to participate in an STD plan will be responsible for 100% of the premium.

E. Long-Term Disability:

The City and the employee shall share equally the cost of a long-term disability program.

F. IRS Section 125 Plan:

The City shall provide an Internal Revenue Code Section 125 Plan for medical care and dependent care expense reimbursement. The annual maximum is set by the IRS.

G. Uniform Allowance:

- a. Code Enforcement Officers required to wear uniforms will receive a uniform allowance of \$63 per month. The City will not provide uniform replacement and/or maintenance.
- b. The City will provide uniforms for all bargaining unit employees assigned to the Maintenance and Utilities Division who are required to wear a uniform. Effective July 1, 2015, the parties agree that the value of the uniforms provided shall be considered to be \$50.00 per month.

H. Safety Equipment:

1. Safety Boot Allowance:

The City will pay up to a maximum of \$250 per employee per fiscal year for safety shoes or resoling of existing safety shoes for all members required to wear safety toe shoes. This allowance shall only be used to purchase new safety shoes or resole existing shoes. Bargaining unit members can purchase boots using the City's account at Redwing Shoes in Monterey, or they can purchase boots at any vendor they choose and submit a receipt to their supervisor for reimbursement.

2. Safety Glasses:

On an annual basis and upon submission of a written request and recent prescription, Maintenance & Utilities Division employees required to wear safety

glasses may request prescription safety glasses. The Maintenance & Utilities Superintendent will order the safety glasses. The cost will not exceed \$250.

I. Mileage Reimbursement:

With the approval of the Department Head, the City shall reimburse employees required to use their personal vehicles for the purpose of conducting City business at a rate based upon IRS mileage rates.

J. Wellness Program:

1. Health Club Membership:

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

2. City Swimming Pool:

Association employees and their families will have use of City swimming pool at no cost to the employee. Employees may have resident's fee and early-bird sign up for swim classes.

3. No Smoking Agreement:

In the spirit of employee health and wellness, the parties agree to a no smoking policy. The City of Seaside will strive to hire non-smokers and vigorously encourage current employees who smoke to quit.

SECTION 4: LEAVE PROVISIONS

In order to be eligible to earn leave or paid time off under this section, an employee must be in a paid leave status for the majority of the pay period.

A. Vacations

1. Accrual:

All regular employees shall earn vacation as follows:

- a. During the first, second, third, and fourth years of employment, vacation will be earned at the rate of six and two thirds ($6 \frac{2}{3}$) hours per month or ten (10) days per year.
- b. During the fifth, sixth, seventh, eighth, and ninth years of employment, vacation will be earned at the rate of ten (10) hours per month or fifteen (15) days per year.
- c. During the tenth, eleventh, twelfth, thirteenth, and fourteenth years of employment, vacation will be earned at the rate of eleven and one third ($11 \frac{1}{3}$) hours per month or seventeen (17) days per year.
- d. During the fifteenth, sixteenth, seventeenth, eighteenth, and nineteenth years of employment, vacation will be earned at the rate

of thirteen and one third (13 1/3) hours per month or twenty (20) days per year.

- e. During the twentieth, twenty-first, twenty-second, twenty-third, and twenty-fourth years of employment, vacation will be earned at the rate of fourteen (14) hours per month or twenty-one (21) days per year. During the twenty-fifth year and thereafter vacation will be earned at the rate of 14.667 hours per month or twenty-two (22) days per year.

2. *Vacation During Initial Probation:*

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

3. *Minimum Leave Event:*

Vacation shall not be used in increments of less than one-quarter (1/4) hour.

4. *Vacation and Holidays:*

For regular employees, if a holiday falls within a scheduled vacation period, on a day that the employee would normally work, that day shall not be counted a vacation day.

5. *Vacation Upon Termination:*

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

- a. Calculation of Base Salary Rate for Payout: For employees working a five (5) day or modified schedule, the method for computing the base salary rate for accumulated vacation time shall be as follows:
 - i. Base salary rate equals monthly salary multiplied by twelve (12) months divided by 52 weeks multiplied by 40 hours.

6. *Maximum Accumulation:*

Employees represented by SCEA, will be allowed to have no more than two years earned vacation accumulated as of the end of the 2nd pay period of January of any year. Payout for leave in excess of maximum will occur on the 1st pay period of March. It shall be management's right and responsibility to see that the employee does not exceed the maximum.

7. *Vacation Cash-Out:*

The City will allow association members to cash out 40 hours of accumulated vacation time as set forth in this section. On or before the pay period which

includes December 15 of each calendar year, an employee may make an irrevocable election to cash out up to forty (40) hours of accrued vacation (in whole hour increments) which will be earned in the following calendar year at the employee's base salary rate. On the pay day of the first pay period in November of the calendar year following election of the cash out, the employee will receive cash for the amount of vacation the employee irrevocably elected to cash out in the prior year. However, if the employee's vacation leave balance is less than the amount the employee elected to cash out (in the prior calendar year) the employee will receive cash for the amount of leave the employee has accrued at the time of the cash out. This cash out provision is voluntary on the part of each bargaining employee, and does not change the practice of maintaining a maximum of two years of vacation accumulation at the end of any calendar year.

8. *Compensation in Lieu of Time Off:*

The City Manager may, in instances where the needs of the City require, authorize compensation in lieu of time off for accrued vacation.

9. *Accumulation during OJI Leave:*

An employee being paid because of an injury on-the-job will accumulate vacation time and sick leave.

10. *No Interruption of Accumulation:*

No interruption in the accumulation of vacation time shall result when an employee takes sick leave, vacation, temporary military leave, or paid leave because of an on-the-job incurred illness or injury.

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

1. *Accrual:*

Each full-time employee in SCEA, shall earn eight (8) hours sick leave with pay for each calendar month or major fraction thereof served.

2. *Employee Illness or Injury:*

Sick leave with pay will be granted only upon the approval of the Department Head in case of bonafide illness of an employee, including the diagnosis, care, or treatment of an existing health condition of, or preventive care. If the need for paid sick leave is foreseeable, the employee shall provide reasonable advance notification. If the need for paid sick leave is unforeseeable, the employee shall provide notice of the need for the leave as soon as practicable.

After the first three days of sick leave per fiscal year, evidence may be required in the form of a physician's certificate or otherwise to verify an employee's absence during the time for which sick leave is requested. All employees requesting sick leave for more than three consecutive days and for the sixth day of sick leave in a fiscal year will be required to submit a physician's certification upon their return to work.

Sick leave may also be used by an employee who is a victim of domestic violence, sexual assault, or stalking, to obtain any relief or services related to being a victim of domestic violence, sexual assault, or stalking with appropriate certification of the need for such services.

Any employee taking leave that qualifies under the City's Family Care and Medical Leave/California Family Rights Act Policy will complete and submit all required forms.

3. Sick Leave Upon Rehire

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

4. Minimum Leave Event:

Sick leave shall not be used in increments of less than one-quarter (1/4) hour.

5. Illness/Injury During Vacation:

When an illness or injury requiring doctors treatment, and/or hospitalization occurs during an employee's vacation or approved leave of absence with pay, and the injury or illness is a nature that would prohibit the employee from performing his/her duties, the employee shall submit a memorandum giving full and complete information as well as a doctor's verification to their respective department head for a determination that such time off will be charged to sick time rather than to vacation time.

6. Family Sick Leave:

Employees may use sick leave for any leave covered by the Family Care and Medical Leave Act or the California Family Rights Act, including covered absences to care for a family member. For absences not covered by the Family and Medical Leave Act or the California Family Rights Act, employees shall be allowed up to six months' accrual of sick leave (six days or 50% of the annual accrual) to attend to an illness of a child, parent, spouse, or domestic partner of the employee in accordance with the California Labor Code section 233 regarding kin care.

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

7. Bereavement Leave:

Bereavement leave, to a maximum of three (3) working days, will be permitted, without charging such leave against sick leave, upon the death of a member of the employee's immediate family. Immediate family is defined as a parent, child, spouse or domestic partner, brother, sister, grandparents, father-in-law, and mother-in-law of the employee. Employees may use an additional 16 hours of sick leave to extend said leave.

8. Personal Leave:

During the month of November each year, bargaining unit members hired before March 3, 2017, shall have the option to transfer a maximum of forty-eight (48) hours of accumulated sick time to personal leave. A minimum sick leave balance of 120 hours must be maintained in order to be eligible to convert sick leave to personal leave. For example, an employee who has 150 hours of sick leave on the books at the time of the election will be eligible to convert up to 30 hours of sick leave to personal leave. Accumulated personal leave shall not be greater than forty-eight (48) hours at the end of any calendar year. Sick leave converted to personal leave under this section has no cash value. Any leave accumulated beyond 48 hours must be used within the calendar year that the conversion occurred or it will be forfeited. Bargaining unit members hired on or after March 3, 2017, are not eligible for Personal Leave.

C. On-The-Job Injury Leave:

1. Leave of Absence:

Whenever an employee who is represented by Seaside City Employees Association is disabled by injury or illness arising out of and in the course of his/her duties, he/she shall become entitled to a leave of absence without loss of salary for a period not to exceed three (3) months in any five (5) year period.

2. Leave Accrual:

An employee on leave of absence under this Section will continue to accumulate sick leave and vacation leave.

3. Temporary Disability Benefits:

The employee shall draw full salary under OJI leave, and the City will take credit for any temporary disability payments. Once OJI leave is exhausted, an employee on leave without pay would be entitled to temporary disability in accordance with State Worker's Compensation law.

4. Use of Accumulated Leaves:

Once OJI leave has been exhausted, accumulated leaves may be used to supplement temporary disability payments.

D. Holidays

1. Regular Holidays:

Employees shall be entitled to the following holidays:

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

2. Holiday Calculation:

Holidays shall be calculated on an eight (8) hour workday.

3. Memorials:

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

4. Holidays on Sunday

When a holiday falls on a Sunday, the following Monday shall be recognized as that holiday.

5. Holidays on Saturday:

When a holiday falls on a Saturday, the preceding Friday shall be recognized as that holiday.

6. Floating Holidays:

Each calendar year, bargaining unit members shall receive two floating holidays (16 hours). Floating holiday time has no cash value and must be used before December 31st each year or it is forfeited.

- a. Initial Accrual: For newly hired employees, the initial floating holiday accrual shall be prorated in accordance with the following schedule:

- | | |
|------------------------------------|----------|
| i. Hired January 1 – March 31: | 16 hours |
| ii. Hired April 1 – June 30: | 12 hours |
| iii. Hired July 1 – September 30: | 8 hours |
| iv. Hired October 1 – December 31: | 0 hours |

E. Jury and Election Duty:

1. Jury Duty:

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

2. Election Duty:

The City will provide election duty leave for sworn election workers providing the supervisor authorizes the leave request and the employee remits any election duty pay

SECTION 5: WORKING CONDITIONS

A. Continuing Education and Professional Growth:

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

1. Tuition Reimbursement:

- a. Employees wishing to receive reimbursement for tuition and book expenses must request prior approval from their Department Head. Classes will be approved for reimbursement so long as they are determined to be job related, or required as a part of a degree program. Disputes regarding course approval will be submitted to the Human Resources Director.
- b. The City will encourage enrollment through a tuition and book reimbursement with a maximum of \$500 per fiscal year for Certificate Program and AA plan and \$3,000 per fiscal year for BA and MA plan. Qualifying certificate programs include professional certifications and licenses so long as attendance is pre-approved by the Department Director or her/his designee.
- c. After completing the course with a grade of "C" or better ("Pass" or attainment of a license or certificate of achievement for classes that are not graded), proof of completion of course work requirements shall be submitted to the employee's department head indicating the specific courses and credits completed, together with transcripts or other documentation as may be required by the Human Resources Director. This information shall be submitted on forms provided by the Human Resources Office.

2. Educational Incentive Pay:

- a. Completion of an accredited educational certificate program, other than those certificate or license programs set forth in Section 2.C. above (Special Pay), or 30 units toward an approved degree program – 1.5% above base pay.

- b. Completion of AA/AS degree – 3% above base pay.
- c. Completion of BA/BS degree – 4.5% above base pay.
- d. Completion of MA/MS degree – 6% above base pay.
- e. Educational incentive pays are not cumulative (stackable). The maximum salary increment attainable under this program is 6%.
- f. All employees enrolled in an Educational Incentive Program Plan as of the date of this agreement shall be able to continue under the terms of the approved program.
- g. Education acquired prior to appointment as an employee of the City of Seaside does not qualify under this program unless the employee submits verification that the college or university has accepted prior education as part of the Educational Incentive Pay Plan for a Certificate Program or degree requirements.
- h. An employee who wishes to enroll in a school, college, or university for the purpose of fulfilling the educational requirement shall do so on his/her own time.

3. Requalification

Requalification of two units over a four-year period will be established to maintain the policy of "Continuing Education and Professional Growth."

B. Service Awards:

A committee, made up of members of the various bargaining units, shall be formed to select a new service award program. At a minimum, the program shall include service awards presented to employees after every 5 years of full-time service with the City. Recipients of service awards will be recognized by the City Council.

C. Employee Incentive Pay:

- a. All employees shall be eligible for Employee Incentive Pay for cost saving suggestions. Employees wishing to apply for incentive pay will submit their suggestion to the Employee Task Force for review. The Task Force will coordinate with the appropriate City departments/divisions to determine the acceptability of the cost-saving suggestion and establish remuneration.
- b. A cost saving suggestion resulting in a one-time saving would be evaluated for a one-time bonus. This bonus may range from \$5.00, up to and not to exceed \$25.00. A cost saving suggestion resulting in an annual saving of a substantial amount of money would be evaluated for an annual bonus of \$100.00.

D. Work Schedule:

Bargaining unit members shall work a 40 hour work week. The work schedule shall be defined by the Department Head. Consistent with City past practice Department Heads shall consider alternative work schedule requests and approve where such alternative schedules meet the best interests of the City. Alternative work schedules can include 4/10 work schedules or 9/80 work schedules. The Department Head has the sole discretion to decide whether to approve or deny such alternative schedules.

E. Notice of Layoff:

The City and the SCEA agree to provide 60 days' notice of "Intent to Layoff" to the employee and SCEA.

F. SCEA Meetings:

Members of the SCEA who attend the association meetings will be given a one-hour unpaid lunch break.

G. Union Membership Communication:

1. New Employee Orientation

This shall apply to employees hired after the date of this Agreement who are appointed to a classification within the bargaining unit for which the Union is recognized as the exclusively recognized employee organization.

Within the first thirty (30) days of a new employee's date of hire, the Union's designated employee representative and the new employee will be granted thirty (30) minutes of release time for the Union to present the employee with Union membership information. To the extent practical, the Union will be provided not less than 10 calendar days' advanced notice of the time, date and location of the orientation and the Union will be afforded time to meet with the employee immediately following the City's new employee orientation. Should the employee's or Union's designated employee's schedules preclude conducting the orientation at the same date and time as the City orientation, the Human Resources Department will facilitate a date and time for the Union orientation. Attendance of the new employee at the Union's portion of the orientation is mandatory. Management representatives will excuse themselves during the Union portion of the orientation. Employee representatives conducting orientation shall be granted paid release to do so including reasonable travel time if needed.

2. Membership Information Provided to Union

- a. Within 30 days of the employee's hire date, the City will provide the Union with a copy of the Membership Enrollment Form that contains the information required by AB 119.

- b. On an annual basis, in January, May, and September, the City will provide the Union with a report containing represented employees name, job title, department, work location, work, home, and personal cellular numbers, home address, and personal email addresses on file with the City.
- c. The City shall not be required to supply information it does not have.
- d. Notwithstanding the foregoing, limited to the express purpose of AB 119 requirements only, an employee may opt out via written request to the City (copy to the Union) to direct the City to withhold disclosure of the employee's:
 - Home address.
 - Home telephone number.
 - Personal cellular telephone number.
 - Personal email address.
 - Birth date.

H. Probationary Period:

Probation shall be 1 year for all new employees. Employees who are promoted to a classification within the LIUNA bargaining unit shall serve a 6-month probationary period. If an employee on probation because of a promotion fails probation, the Department Head will offer the employee the opportunity to return to their former position if 1) the position is vacant; and 2) the reason for probationary failure is related to inability to perform the duties of position promoted into. Nothing in this section changes the Department Head's right to overfill positions or create a vacancy by terminating a probationary employee.

I. Notice to Union of Personal Action:

The City will notify the Union directly on all issues impacting the Association. The Association President will be copied. If an employee consents to the Union being notified about a disciplinary action, the Union will be sent copies of all notices. All disciplinary notices will state that the employee is entitled to be represented by a representative of his/her choice.

SECTION 6: GRIEVANCE PROCEDURE

A grievance shall be any matter for which appeal is not otherwise provided or prohibited, concerning:

1. A dispute about the interpretation or application of this Memorandum of Understanding and Personnel Rules;

A. Informal Grievance Procedure:

An employee who has a problem or complaint should first try to get it settled through discussion with his immediate supervisor without undue delay – within one or two workdays of the event grieved. If, after this discussion, he/she does

not believe the problem has been satisfactorily resolved, he/she shall have the right to promptly discuss it with the supervisor's immediate superior, if any, in the administrative service. Every effort should be made without delay to find an acceptable solution by informal means at the lowest possible level of supervision. If the employee, or the Union, is not in agreement with the decision reached by discussion, he/she shall then have the right to file a formal grievance in writing within ten (10) calendar days after receiving the informal decision of his/her supervisor or supervisor's immediate superior on matters within the statutory scope of representations.

B. Formal Grievance Procedure:

1. First Level of Review: A grievance shall be presented in writing to the employee's immediate supervisor within ten (10) calendar days of the informal process decision or of the event giving rise to the grievance, whichever is later. The supervisor shall render his/her decision and comments in writing and return them to the employee within ten (10) calendar days after receiving the grievance. In the event that the supervisor does not render a decision within the 10 days or within a mutually agreed upon extension of the timeline, the employee has the right to move the grievance up to the next level of review.
2. Further Level or Levels of Review as Appropriate: The supervisor's immediate superior receiving the grievance shall review it, render his/her decision and comments in writing, and return them to the employee within ten (10) calendar days after receiving the appeal. In the event that the supervisor does not render a decision within the 10 days or within a mutually agreed upon extension of the timeline, the employee has the right to move the grievance up to the next level of review.
3. Department Review: The Department Head receiving the grievance, or his/her designated representative, should discuss the grievance with the employee, his representative, if any, and with other appropriate persons. The Department Head shall render his/her decision and comments in writing, and return them to the employee within ten (10) calendar days after receiving the appeal. If the employee, or the union, does not agree with the decision reached, or if no answer has been received within ten (10) calendar days, he may present the appeal in writing to the City Manager. Failure of the employee to take further action within twenty (20) days after receipt of the decision, or within a total of twenty (20) days if no decision is rendered, will constitute withdrawal of the grievance.
4. City Manager: The City Manager or his/her designated representative should discuss the grievance with the employee, his/her representative, if any, and with other appropriate persons.

The City Manager may designate a "fact-finding committee," or an officer not in the normal line of supervision, to advise him/her concerning the grievance. The appointing power shall render a decision in writing to the employee within twenty (20) days after receiving the grievance.

C. Grievance Arbitration:

1. Within ten (10) working days of the receipt of the City Manager's final decision, the Union may request arbitration by filing a written request. The request for arbitration shall be in writing to the Department Head with a copy sent to the Personnel Services Manager.
2. If either the City or the Union so requests, the arbitrator shall hear the merits of any issue raised regarding the arbitrability of a grievance first. No hearing on the merits of the grievance shall be conducted until the issue of arbitrability has been decided.
3. The parties shall request a list of five (5) arbitrators, within ten (10) working days after receipt of the employee's request for arbitration, from the California State Mediation and Conciliation Service.
4. Within five (5) working days of receipt of the list, the parties shall mutually agree upon the person on the list who shall be the Arbitrator. If one person is not mutually agreed upon, the parties shall within five (5) days after receipt of the list of names alternately strike names from such list with the last remaining name to be the person serving as Arbitrator. The party having first choice to strike a name from the list shall be determined by lot.
5. The City and the Union shall share the fees and expenses of the arbitrator and the certified court reporter equally. The services of the certified court reporter are optional. Both parties must agree if a certified court reporter is to be employed and that the cost shall be equally shared. Financial responsibility shall be established before the selection of an arbitrator. All other expenses shall be borne by the party incurring them, and neither party shall be responsible for the expense of witnesses called by the other. However, if either party declines the use of a court reporter, the party requesting the court reporter shall pay the entire cost of employing the court reporter.
6. The arbitrator's review is limited to the interpretation of this Memorandum of Understanding and/or the City's Personnel Rules and Regulations.

7. Decision: The decision of the arbitrator shall be made in writing within thirty (30) working days of the close of the hearing or the submission of written briefs. The decision of the arbitrator shall be advisory only.
 8. City Manager reserves the right to accept, reject, or modify the recommendation of the arbitrator. The decision of the City Manager regarding resolution of the grievance shall be final and binding upon both parties.
- D. Conduct of Grievance Procedure:
1. The time limits specified above may be extended to a definite date by mutual agreement of the employee and the reviewer concerned. If an employee receives no response at a particular level, he/she may proceed to the next appropriate level of review.
 2. The employee may request the assistance of another person of his/her own choosing in preparing and presenting his grievance at any level of review.
 3. The employee and his representative may be privileged to use a reasonable amount of work time as determined by the appropriate Department Head in conferring about and presenting the grievance.
 4. Employees shall be assured freedom from reprisal for using the grievance procedure.

SECTION 7: MISCELLANEOUS

A. City's Right To Discovery:

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

B. Savings Clause:

It is mutually agreed by the parties to this agreement that the above represents the full and complete understanding, which has been reached after numerous discussions held in conformance with the Meyers-Milias-Brown Act. All other proposals, counteroffers, or other matters discussed during the meet and confer process are deemed to be rejected by both parties. Should circumstances call for a change the City shall give notice of such proposed change to the Association and the items shall be subject to meet and confer process if so required by law.

If any section or subsection of the Memorandum of Understanding should be found invalid, unlawful or unenforceable by reason of any existing or subsequent enacted legislation or by judicial authority, all other sections and subsections of this memorandum shall remain in full force and effect for the duration of this memorandum.

Attachments: Salary Schedules for each year of the contract

Craig Malin, City Manager

Date



Leslie Llantero, Seaside City Employees'
SCEA/LIUNA

10-25-2019

Date

Ryan Heron, Lead Negotiator – LIUNA/UPEC
Local 792

Date

Mark Ogden, Seaside City Employees'
SCEA/LIUNA

Date

Adam Vick, Seaside City Employees'
SCEA/LIUNA

Date

Stephanie Penamante, Seaside City
Employees' SCEA/LIUNA

Date

Travis Edwards, Seaside City Employees'
SCEA/LIUNA

Date

2019 Dental Plan Premiums

Contribution Schedule for 2018 Plan I (Confidential)

	Employee's Monthly Contribution	City's Monthly Contribution	Total Cost
Single	\$ 5.88	\$ 41.16	\$ 47.04
Emp +1	\$ 9.68	\$ 82.80	\$ 92.48
Emp + Children	\$ 10.76	\$ 91.64	\$ 102.40
Emp + Family	\$ 16.09	\$ 134.83	\$ 150.92

Effective October 5, 2019 - New SCEA Schedule Plan II (SPOA, SFFA, SCEA, and SMSEA)

	Employee's Monthly Contribution	City's Monthly Contribution	Total Cost
Single	\$ 4.61	\$ 42.43	\$ 47.04
Emp +1	\$ 7.04	\$ 85.44	\$ 92.48
Emp + Children	\$ 7.84	\$ 94.56	\$ 102.40
Emp + Family	\$ 11.81	\$ 139.11	\$ 150.92

2019 Vision Plan Premiums

Contribution Schedule for 2018 Plan I (Confidential)

	Employee's Monthly Contribution	City's Monthly Contribution	Total Cost
Single	\$ 2.90	\$ 5.05	\$ 47.04
Emp +1	\$ 5.74	\$ 5.78	\$ 92.48
Emp + Family	\$ 7.54	\$ 13.12	\$ 102.40

Effective October 5, 2019 - New SCEA Schedule Plan II (SPOA, SFFA, SCEA, and SMSEA)

	Employee's Monthly Contribution	City's Monthly Contribution	Total Cost
Single	\$ 2.44	\$ 5.52	\$ 47.04
Emp +1	\$ 5.52	\$ 6.00	\$ 92.48
Emp + Family	\$ 7.14	\$ 13.52	\$ 102.40



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.F.

TO: City Council

FROM: Craig Malin, City Manager

BY: Beth Rocha, Associate Planner

DATE: November 7, 2019

SUBJECT: DENSITY BONUS, INCLUSIONARY HOUSING, AND DEVELOPMENT CONCESSIONS FOR THE CONSTRUCTION OF NINE MULTI-FAMILY APARTMENT BUILDINGS AND ONE MIXED-USE BUILDING WITH GROUND-FLOOR COMMERCIAL AT THE PROPERTY BOUNDED BY BROADWAY AVENUE, TERRACE STREET, OLYMPIA AVENUE, AND SAN LUCAS STREET (CURRENT APNS: 012-191-001, 002, 003, 004, 013, 016, 017, 021, 023, 024, 025, 028 and 029).

PURPOSE & RECOMMENDATION

Adopt the Resolution approving the requested density bonus.

BACKGROUND

As defined in the City's General Plan, "Density Bonus" means the allocation of development rights as required by Section 65915 of the California Government Code that allows for a parcel to be developed at a higher residential density than the maximum for which the parcel is designated, in exchange for the provision of a certain percentage of those units as affordable (http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915.&lawCode=GOV).

The proposed project would include fifteen low-income units as the mandatory inclusionary units (20% of the base density) and a 27-unit density bonus (35% density bonus). By providing fifteen low-income units within the 105 unit development, state density bonus law entitles the project to receive two development concessions. The proposed project would include the following development concessions:

1. A reduction to the Common and Private open space requirements of Seaside Municipal Code (SMC) 17.52.180.X, subject to the conditions of approval from the Zoning Administrator hearing (MUP-19-13).
2. A waiver to the front facade standards for projects in the CMX zone SMC 17.15.060, subject to the conditions of approval from the Zoning Administrator hearing (MUP-19-13).

Prior to the Minor Use Permit hearing, a Density Bonus and Inclusionary Housing Agreement (see Attachment 3: Draft Density Bonus and Inclusionary Housing Agreement) that would be reviewed and approved by the City Attorney must be recorded by the owner at the owner's expense. Rental rate maximums for the low-income housing units shall be determined based on the County of Monterey Housing Office's 2019 Income Limits and Maximum Rental Allowances calculations, and as adjusted annually by the Department of Housing and Urban Development, for the number of bedroom units and affordability categories. The low income units shall be designated as affordable inclusionary rental units for a period of 55 years.

PROJECT ANALYSIS

The project site is comprised of thirteen parcels with a total of 124,533 square feet in area and is generally located on the north side of the 1100 block of Broadway Avenue between Terrace Street, San Lucas Street, and Olympia Avenue (see Attachment 2).

The site is currently developed with two buildings, one of which is occupied by a barber shop and beauty salon and one that is vacant, that would be demolished with the project. The proposal is for a mixed-use development consisting of 9 multi-family buildings and one mixed-use building for a total of 105 residential units and 4,079 square feet of commercial space on six parcels totaling approximately 2.85 acres. The proposed residential units would consist of one-bedroom, two-bedroom, and three-bedroom units. The buildings along Broadway Avenue would be paired together with shared vehicular courts with permeable pavers and green spaces with seating areas for residents between the pairs of buildings. The project site gradually slopes from east to west.

The property is bordered by a mix of single family and multi-family residential uses to the north and east, commercial to the south and a U.S. Postal Service office to the west. The proposed project complies with parking requirements for both the residential and commercial uses in accordance with the Seaside Municipal Code for the commercial square footage and the vehicular ratio standards permitted under the State Density Bonus Law.

Staff finds that this project would benefit the City by advancing the City's housing goals and policies of the General Plan by providing additional low-income

housing units on an infill site located near shopping and transit opportunities and the City's Regional Housing Needs Assessment as mandated by State Housing Law. Additionally, the project would act as a catalyst for upper Broadway Avenue. Finally, the project complies with the development standards and land use regulations with the sites CMX Zoning and General Plan land use designation (with the State Mandated density bonus and development concessions for affordable housing).

FISCAL IMPACT

There is no fiscal impact.

ATTACHMENTS

1. Attachment 1 - Project Plans
 2. Attachment 1 - Exhibit A Resolution
 3. Attachment 2 - Assessor's Parcel Map
 4. Attachment 3 - Draft Agreement
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

ASCENT

ENTITLEMENT PACKAGE

JUNE 27, 2019
OCTOBER 8, 2019 ADDENDUM 1



PROJECT DESCRIPTION

Ascent is a ten building workforce rental housing project consisting of one bedroom, two bedroom, three bedroom units and townhouses along Olympia Ave. The building along Terrace St. and Broadway has 4,000 sf of commercial. The existing alley between Broadway and Olympia is expanded to 24' to allow 2 way access and all the building along Broadway have both alley and street access. The building along Broadway are paired together with a shared vehicular court with permeable pavers and in between the pairs of building are green spaces with seating areas for the residents.

VICINITY MAP



ASCENT
SEASIDE, CA
TCA # 2019-010



WEST END PARTNERS, LLC

ENTITLEMENT PACKAGE
JUNE 27, 2019
OCTOBER 8, 2019 ADDENDUM 1

PROJECT TEAM

DEVELOPER:

West End Partners, LLC
10 Harris Court, Suite B-1
Monterey, CA 93940
Contact: Matt Nohr
P: 831.649.0220
F: 831.649.0394
mnohr@oroscogroup.com

ARCHITECT:



TCA Architects
1111 Broadway, Suite 1320
Oakland, CA 94607
Contact: Tak Katsuura
P: 510.545.4222
www.tca-arch.com
tkatsuura@tca-arch.com

LANDSCAPE ARCHITECT:



Hirsch & Associates, Inc.
2221 East Winston Road, Suite A
Anaheim, CA 92806
Contact: Charles Foley
P: 714.776.4340
F: 714.776.4395
www.hailandarch.com
chuck@hailandarch.com

CIVIL ENGINEER:



Whitson Engineers
6 Harris Court
Monterey, CA 93940
Contact: Richard Weber
P: 831.649.5225
www.whitsonengineers.com
rweber@whitsonengineers.com

ELECTRICAL ENGINEER:

AURUM CONSULTING ENGINEERS
60 GARDEN COURT, SUITE 210
Monterey, CA 93940
Contact: Eldridge Bell
P: 831.646.3330
www.acemb.com
eldridge@acemb.com

INDEX

GENERAL:

G-1.1	PROJECT INDEX
G-1.2 - G1.4	PROJECT SUMMARY
G-2.1	CONTEXT PHOTOS
G-3.1	3D MASSING
G-3.2	3D MASSING
G-4.1	SITE PLAN
G-4.2	SITE PLAN - CIRCULATION
G-4.3	SITE PLAN - PARCELS
G-5.1	SECTIONS
G-6.1	MATERIALS AND COLORS

ARCHITECTURE:

A-1.1	BUILDINGS TYPE 'A' AND 'B' - PLANS
A-1.2	BUILDINGS TYPE 'A' AND 'B' - SECTIONS
A-1.3	BUILDING TYPE 'A' - ELEVATIONS
A-1.4	BUILDING TYPE 'B' - ELEVATIONS
A-2.1	BUILDINGS TYPE 'C' - PLANS
A-2.2	BUILDINGS TYPE 'C' - SECTIONS
A-2.3	BUILDINGS TYPE 'C' - ELEVATIONS
A-3.1	BUILDINGS TYPE 'D' - PLANS
A-3.2	BUILDINGS TYPE 'D' - SECTIONS
A-3.3	BUILDINGS TYPE 'D' - ELEVATIONS
A-4.1 - A4.4	UNIT PLANS
A-5.1 - A5.6	3D VIEWS

CIVIL:

C-1.0	EXISTING CONDITIONS MAP
C-1.1	PROPOSED SITE PLAN
C-1.2	PRELIMINARY UTILITY PLAN
C-1.3	TEMPORARY WATER POLLUTION CONTROL PLAN

LANDSCAPE:

L-1	LANDSCAPE SITE PLAN
L-2	KEY LANDSCAPE AREAS
L-3	PLANT PALETTE
L-4	PLANT PALETTE
L-5	PLANT PALETTE
L-6	LANDSCAPE ELEMENTS

ELECTRICAL

E2.1P	PARTIAL PHOTOMETRIC SITE PLAN
E2.2P	PARTIAL PHOTOMETRIC SITE PLAN
E2.3P	LIGHT FIXTURE CUT SHEETS
E2.4P	LIGHT FIXTURE CUT SHEETS

PROJECT INDEX

G1.1

Parcel 1

BUILDING 1 - TYPE A			
	SF	Count	Total SF
One Bedroom			
A1	860	2	1,720
A1.1	822	1	822
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	1	1,079
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	10	9,975

BUILDING 2 - TYPE A			
	SF	Count	Total SF
One Bedroom			
A1	860	2	1,720
A1.1	822	1	822
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	1	1,079
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	10	9,975

SUBTOTAL			
	SF	Count	Total SF
One Bedroom			
A1	860	4	3,440
A1.1	822	2	1,644
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	12	12,708
B1.1	1,079	2	2,158
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	20	19,950

Area Summary		Total SF
Residential		9,975
Circulation		629
Service		65
Commercial		0
Total		10,669

Area Summary		Total SF
Residential		9,975
Circulation		629
Service		65
Commercial		0
Total		10,669

Area Summary		Total SF
Residential		19,950
Circulation		1,258
Service		130
Commercial		0
Total		21,338

Site Area	23,039
FAR	0.93

Commercial Parking	0
Surface Spaces	0
Surface Spaces (ADA)	0
Residential Parking	25
Cover Spaces	12
Cover Spaces (ADA)	2
Surface Spaces	10
Surface Spaces (ADA)	1
Garage Spaces	0

Parcel 2

BUILDING 3 - TYPE A			
	SF	Count	Total SF
One Bedroom			
A1	860	2	1,720
A1.1	822	1	822
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	1	1,079
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	10	9,975

BUILDING 4 - TYPE A			
	SF	Count	Total SF
One Bedroom			
A1	860	2	1,720
A1.1	822	1	822
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	1	1,079
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	10	9,975

SUBTOTAL			
	SF	Count	Total SF
One Bedroom			
A1	860	4	3,440
A1.1	822	2	1,644
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	12	12,708
B1.1	1,079	2	2,158
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	20	19,950

Area Summary		Total SF
Residential		9,975
Circulation		629
Service		65
Commercial		0
Total		10,669

Area Summary		Total SF
Residential		9,975
Circulation		629
Service		65
Commercial		0
Total		10,669

Area Summary		Total SF
Residential		19,950
Circulation		1,258
Service		130
Commercial		0
Total		21,338

Site Area	23,142
FAR	0.92

Commercial Parking	0
Surface Spaces	0
Surface Spaces (ADA)	0
Residential Parking	24
Cover Spaces	12
Cover Spaces (ADA)	2
Surface Spaces	9
Surface Spaces (ADA)	1
Garage Spaces	0

Parcel 3

BUILDING 5 - TYPE A			
	SF	Count	Total SF
One Bedroom			
A1	860	2	1,720
A1.1	822	1	822
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	1	1,079
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	10	9,975

Area Summary		Total SF
Residential		9,975
Circulation		629
Service		65
Commercial		0
Total		10,669

BUILDING 6 - TYPE A			
	SF	Count	Total SF
One Bedroom			
A1	860	2	1,720
A1.1	822	1	822
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	1	1,079
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	10	9,975

Area Summary		Total SF
Residential		9,975
Circulation		629
Service		65
Commercial		0
Total		10,669

SUBTOTAL			
	SF	Count	Total SF
One Bedroom			
A1	860	4	3,440
A1.1	822	2	1,644
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	12	12,708
B1.1	1,079	2	2,158
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	20	19,950

Area Summary		Total SF
Residential		19,950
Circulation		1,258
Service		130
Commercial		0
Total		21,338

Site Area	23,145
FAR	0.92

Commercial Parking	0
Surface Spaces	0
Surface Spaces (ADA)	0
Residential Parking	26
Cover Spaces	12
Cover Spaces (ADA)	2
Surface Spaces	11
Surface Spaces (ADA)	1
Garage Spaces	0

PARCEL 4

BUILDING 7 - TYPE A			
	SF	Count	Total SF
One Bedroom			
A1	860	2	1,720
A1.1	822	1	822
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	1	1,079
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	10	9,975

Area Summary		Total SF
Residential		9,975
Circulation		629
Service		65
Commercial		0
Total		10,669

Site Area	11,641
FAR	0.92

Commercial Parking	0
Surface Spaces	0
Surface Spaces (ADA)	0
Residential Parking	10
Cover Spaces	6
Cover Spaces (ADA)	1
Surface Spaces	2
Surface Spaces (ADA)	1
Garage Spaces	0

PARCEL 5

BUILDING 8 - TYPE B			
	SF	Count	Total SF
One Bedroom			
A1	860	2	1,720
A1.1	822	0	0
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	0	0
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	1,009	8	8,074

Area Summary		Total SF
Residential		8,074
Circulation		860
Service		169
Commercial		4079
Total		13,182

Site Area	14,652
FAR	0.90

Commercial Parking	12
Surface Spaces	11
Surface Spaces (ADA)	1
Residential Parking	3
Cover Spaces	0
Cover Spaces (ADA)	0
Surface Spaces	3
Surface Spaces (ADA)	0
Garage Spaces	0

Parcel 6

BUILDING 9 - TYPE C			
	SF	Count	Total SF
One Bedroom			
A1	860	0	0
A1.1	822	0	0
A2	614	2	1,228
A3	633	2	1,266
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	0	0
Three Bedroom			
C1	1,320	6	7,920
C2	1,295	4	5,180
Townhouse			
TH1	1,200	0	0
Total	1,097	20	21,948

Area Summary		Total SF
Residential		21,948
Circulation		2,443
Service		76
Commercial		0
Total		24,467

BUILDING 10 - TYPE D			
	SF	Count	Total SF
One Bedroom			
A1	860	0	0
A1.1	822	0	0
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	0	0
B1.1	1,079	0	0
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	7	8,400
Total	1,200	7	8,400

Area Summary		Total SF
Residential		8,400
Circulation		448
Service		56
Commercial		0
Total		8,904

SUB TOTAL			
	SF	Count	Total SF
One Bedroom			
A1	860	0	0
A1.1	822	0	0
A2	614	2	1,228
A3	633	2	1,266
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	0	0
Three Bedroom			
C1	1,320	6	7,920
C2	1,295	4	5,180
Townhouse			
TH1	1,200	7	8,400
Total	1,124	27	30,348

Area Summary		Total SF
Residential		30,348
Circulation		2,891
Service		132
Commercial		0
Total		33,371

Site Area	28,914
FAR	1.15

Commercial Parking	0
Surface Spaces	0
Surface Spaces (ADA)	0
Residential Parking	56
Cover Spaces	26
Cover Spaces (ADA)	0
Surface Spaces	15
Surface Spaces (ADA)	1
Garage Spaces	14

TOTAL

TOTAL			
	SF	Count	Total SF
One Bedroom			
A1	860	16	13,760
A1.1	822	7	5,754
A2	614	2	1,228
A3	633	2	1,266
Two Bedroom			
B1	1,059	54	57,186
B1.1	1,079	7	7,553
Three Bedroom			
C1	1,320	6	7,920
C2	1,295	4	5,180
Townhouse			
TH1	1,200	7	8,400
Total	1,031	105	108,247

Area Summary		Total SF
Residential		108,247
Circulation		8,154
Service		756
Commercial		4079
Total		121,236

Site Area	124,533
FAR	0.97

Commercial Parking	12
Surface Spaces	11
Surface Spaces (ADA)	1
Residential Parking	144
Cover Spaces	68
Cover Spaces (ADA)	7
Surface Spaces	50
Surface Spaces (ADA)	5
Garage Spaces	14



VIEW FROM BROADWAY AND TERRACE AVE.



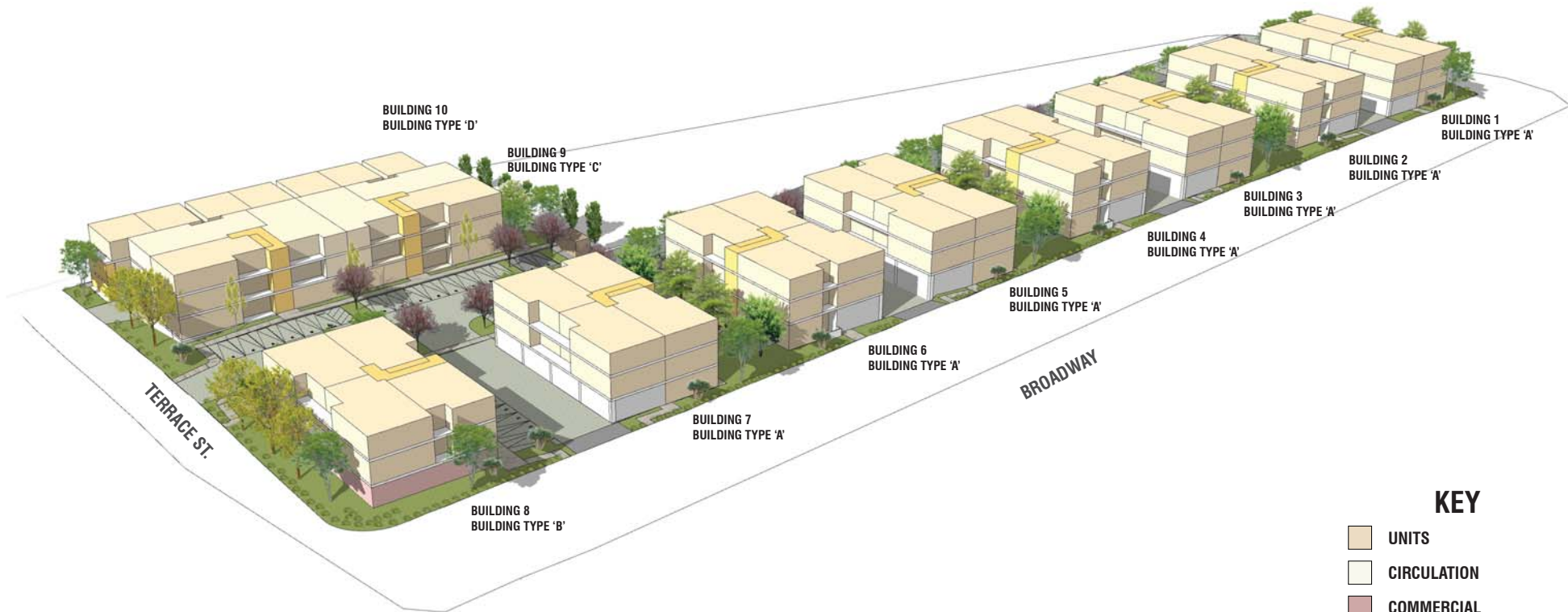
VIEW ALONG BROADWAY



VIEW FROM OLYMPIA AVE AND TERRACE AVE.



VIEW FROM BROADWAY AND SAN LUCAS ST.



KEY

- UNITS
- CIRCULATION
- COMMERCIAL
- PARKING
- BOH
- AMENITY



KEY

- UNITS
- CIRCULATION
- COMMERCIAL
- PARKING
- BOH
- AMENITY

ASCENT
SEASIDE, CA
TCA # 2019-010



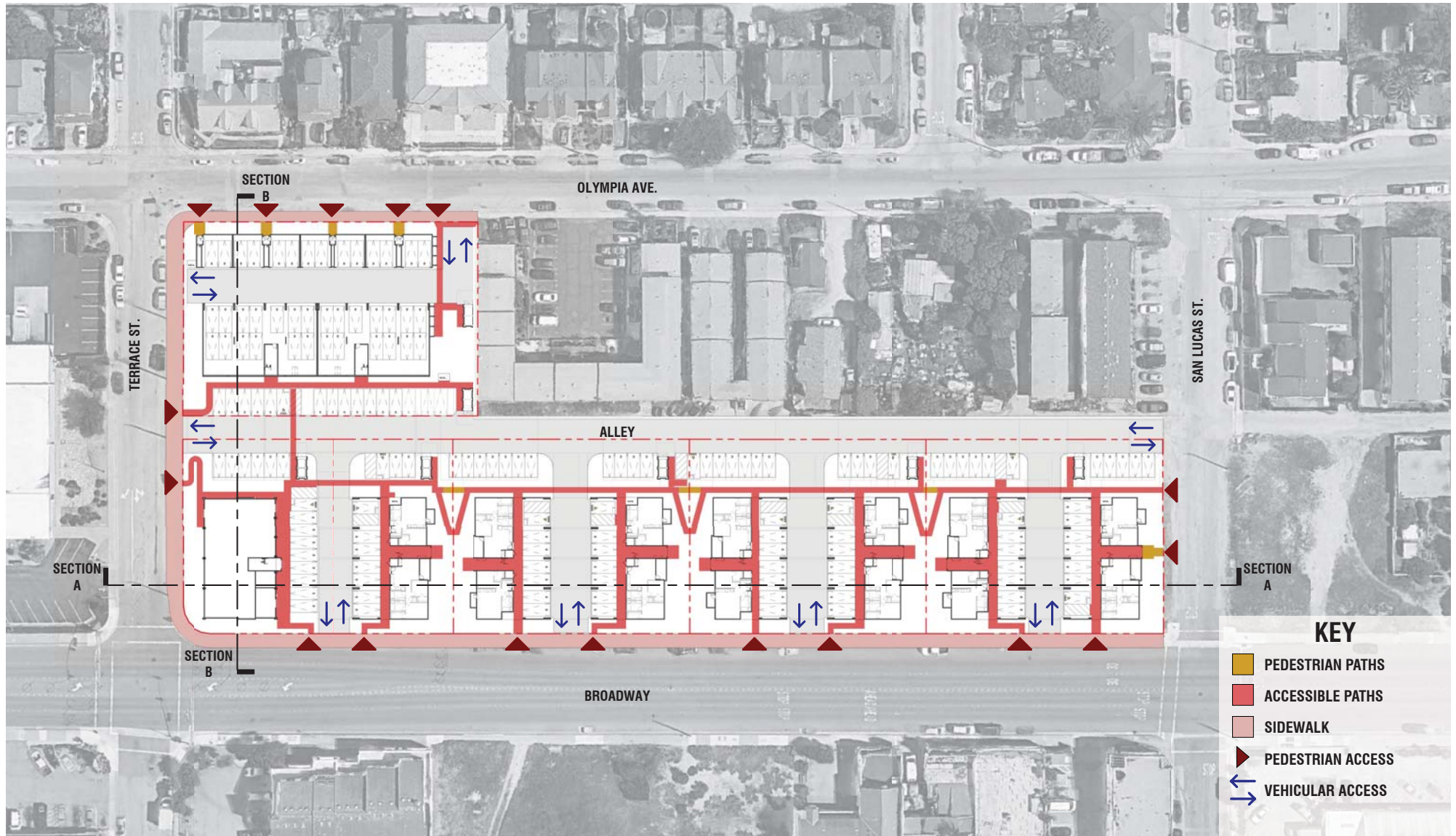
WEST END PARTNERS, LLC

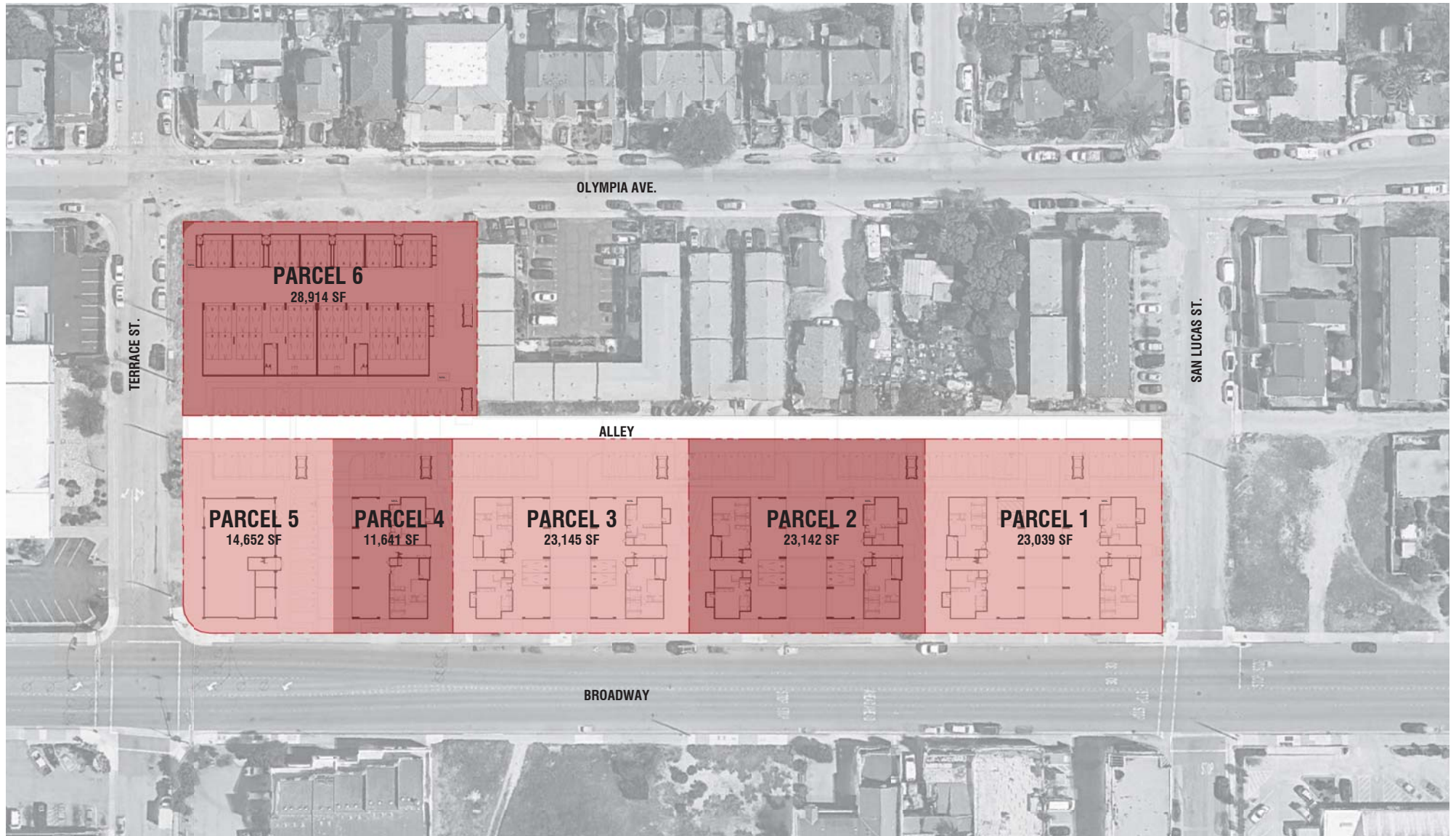
ENTITLEMENT PACKAGE
JUNE 27, 2019
OCTOBER 8, 2019 ADDENDUM 1

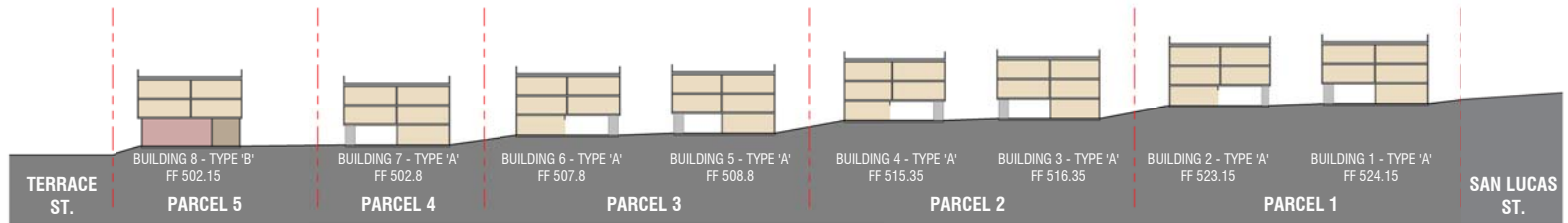
3D MASSING

G3.2

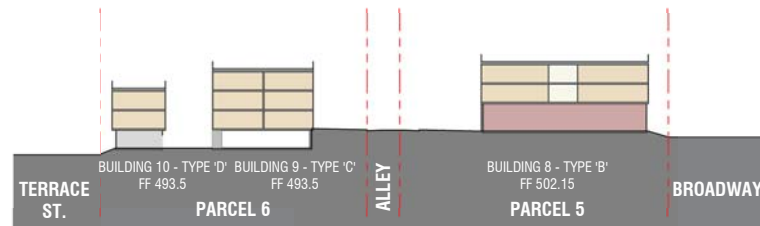




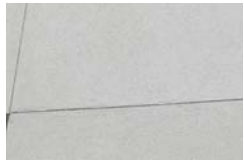




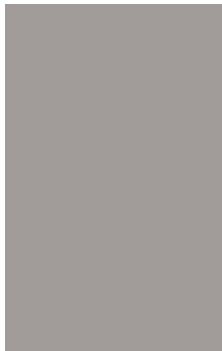
SECTION AA



SECTION BB



S1 - Stucco



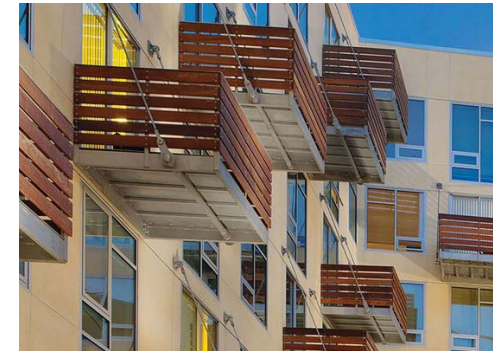
S2 - Stucco



M1 - Composite Wood Siding



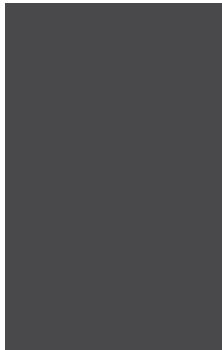
F1 - Metal Window Frame



R1 - Composite Wood Rail



S3 - Stucco



S4 - Stucco



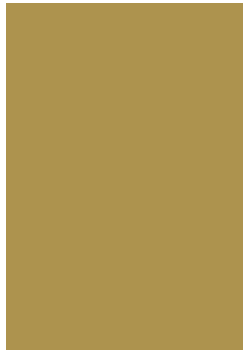
M2 - Composite Siding



W1 - Charcoal Vinyl Window



R2 - Cable Rail



S5 - Stucco



S6 - Stucco

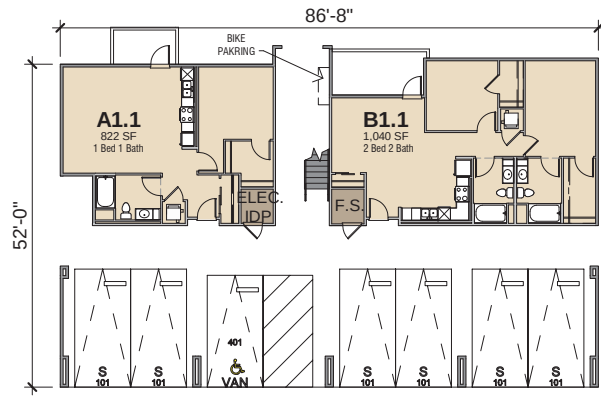


M3 - Metal Band

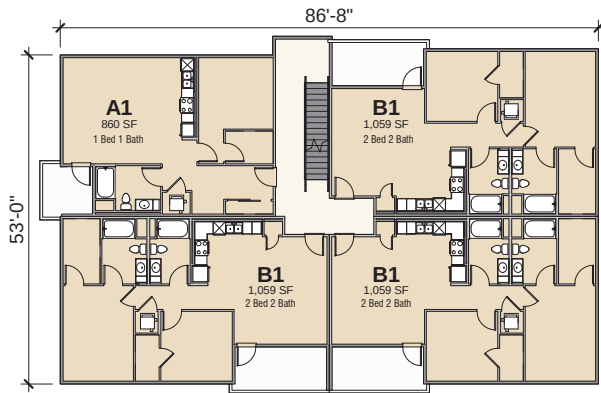


W2 - Storefront

BUILDING TYPE 'A'

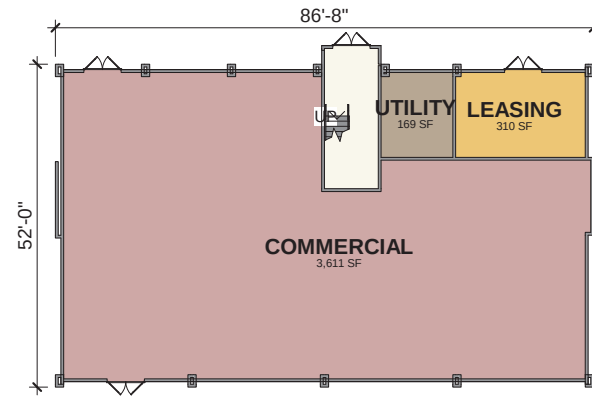


LEVEL 1

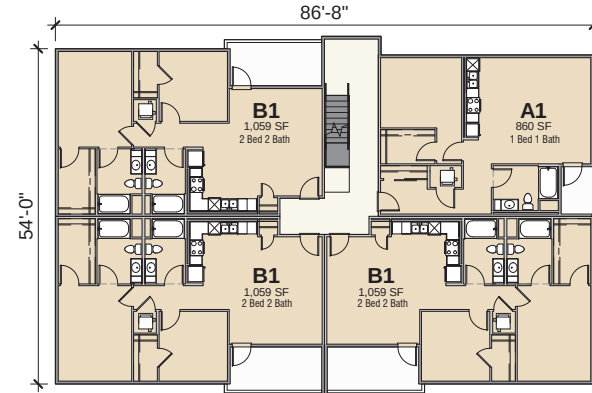


LEVEL 2-3

BUILDING TYPE 'B'

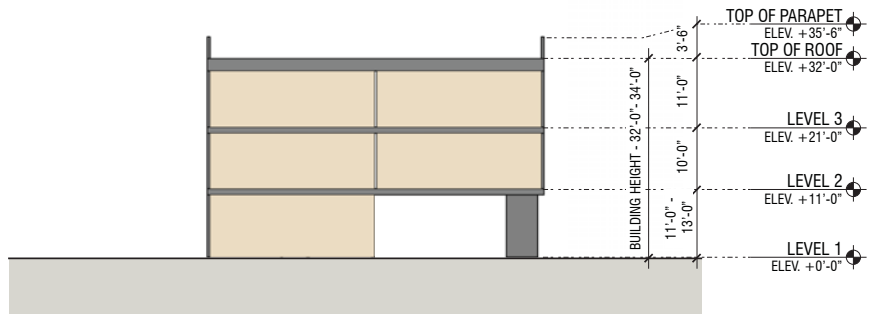
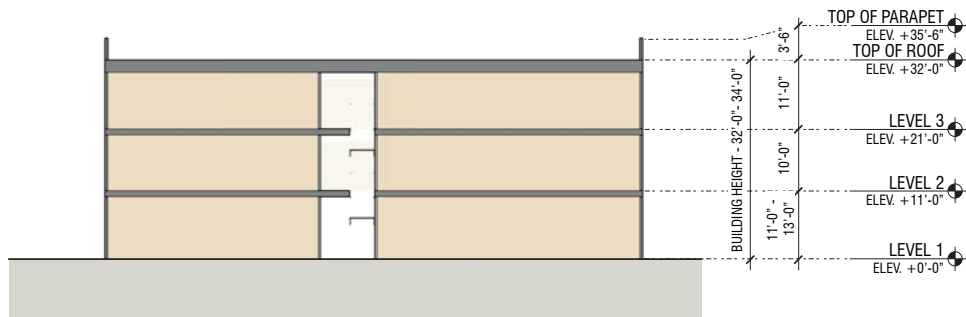


LEVEL 1

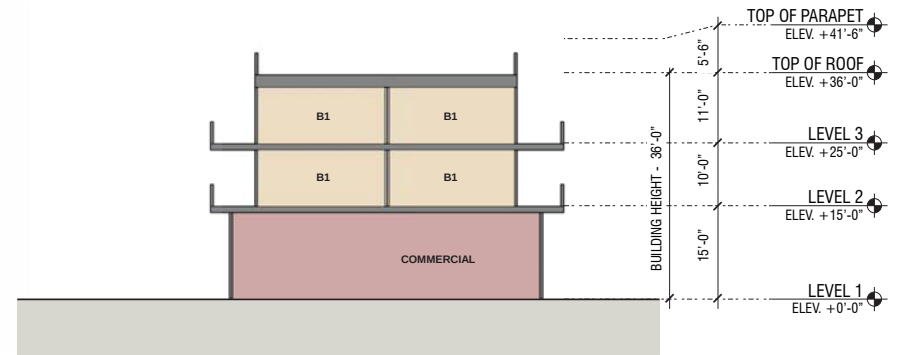
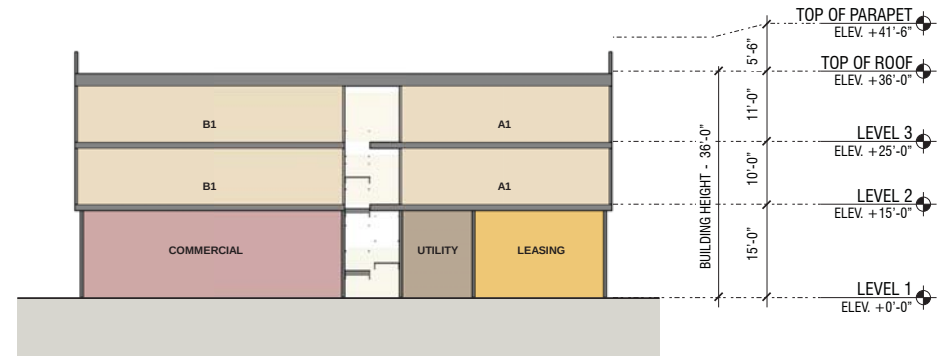


LEVEL 2-3

BUILDING TYPE 'A'



BUILDING TYPE 'B'





ASCENT
SEASIDE, CA
TCA # 2019-010



WEST END PARTNERS, LLC

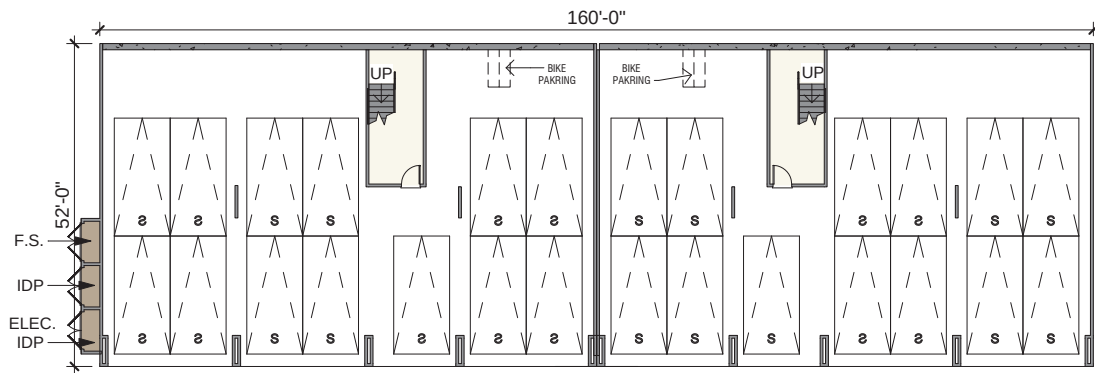
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JUNE 27, 2019
OCTOBER 8, 2019 ADDENDUM 1

0' 10' 20' 40'

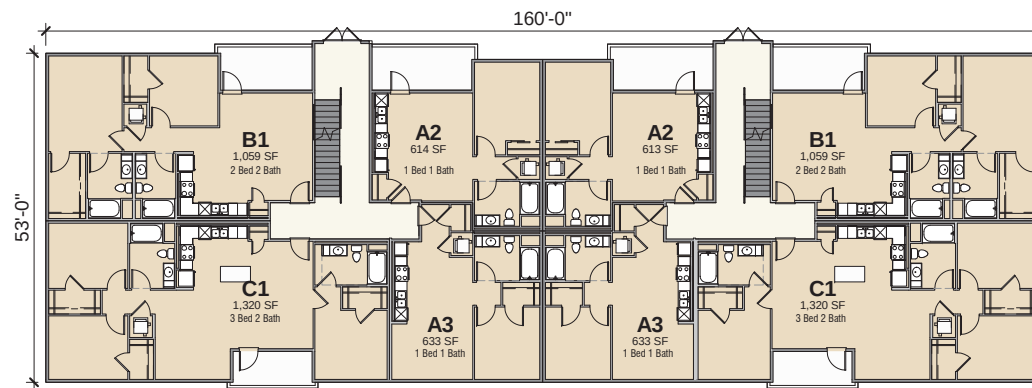
BUILDING TYPE 'A'
ELEVATIONS

A1.3

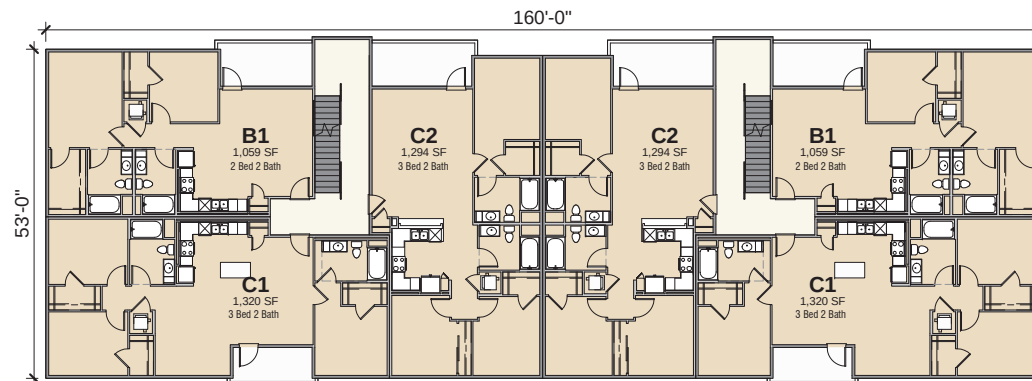




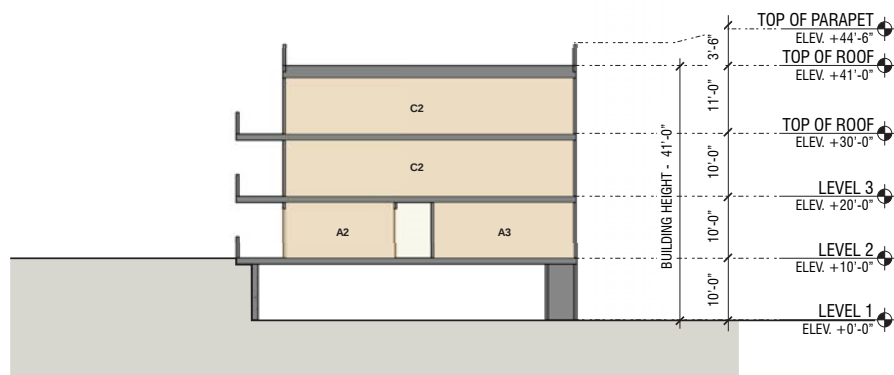
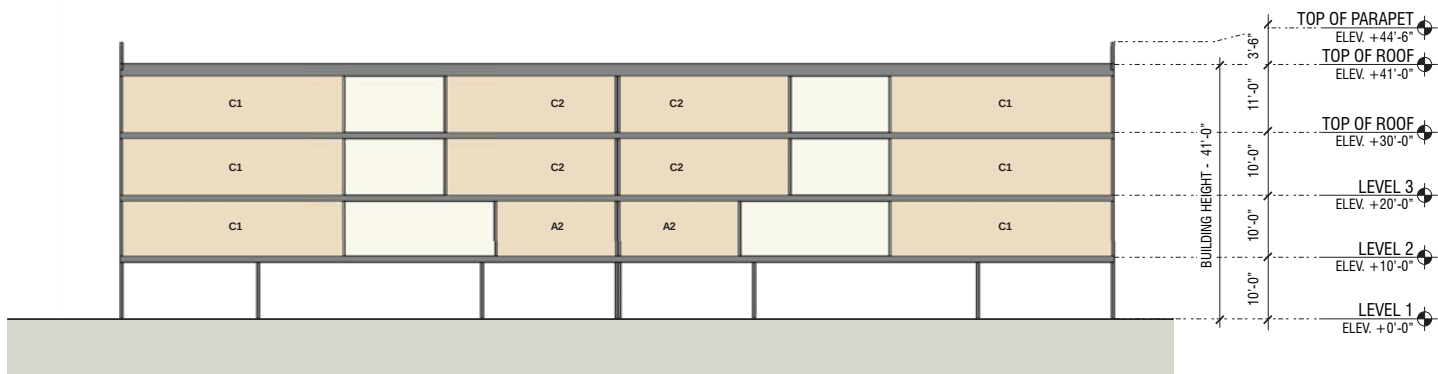
LEVEL 1



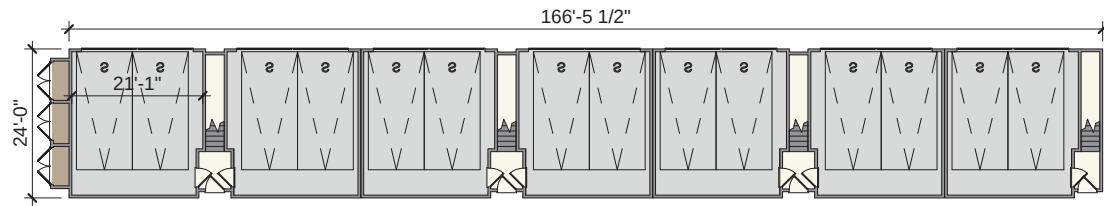
LEVEL 2



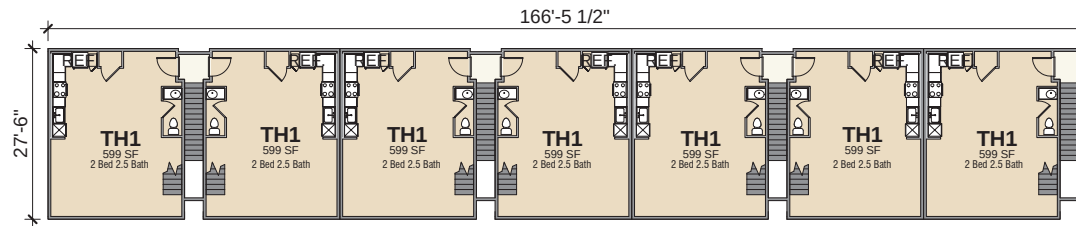
LEVEL 3-4



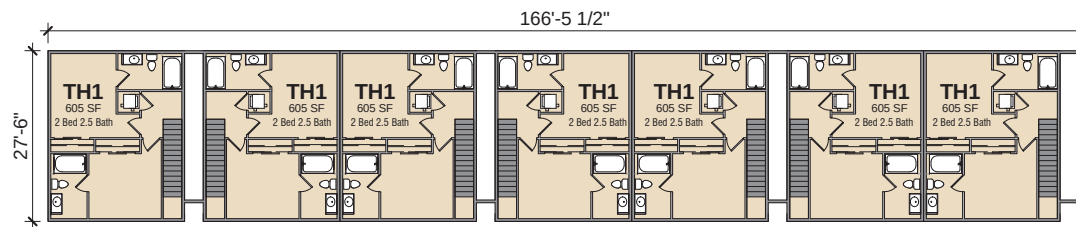




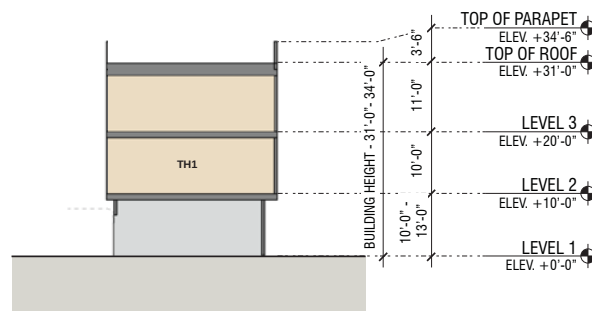
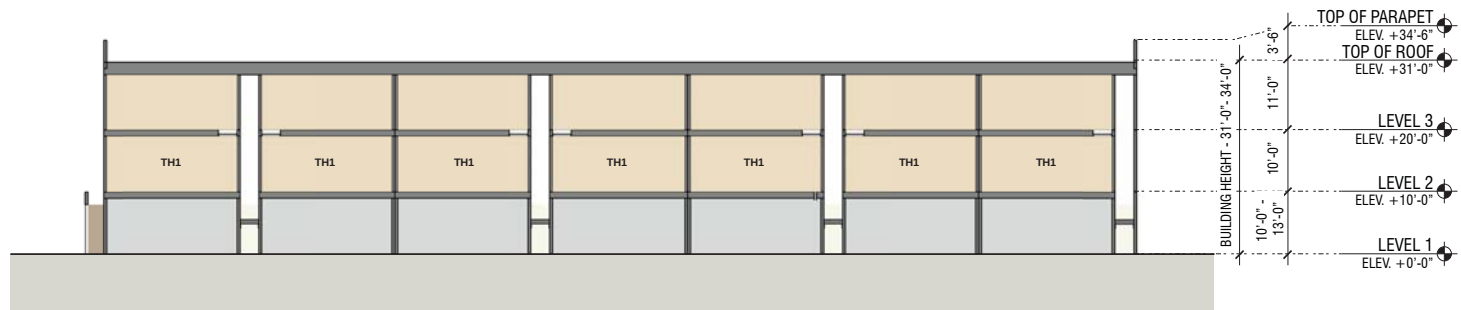
LEVEL 1



LEVEL 2



LEVEL 3





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SEASIDE, CA
TCA # 2019-010



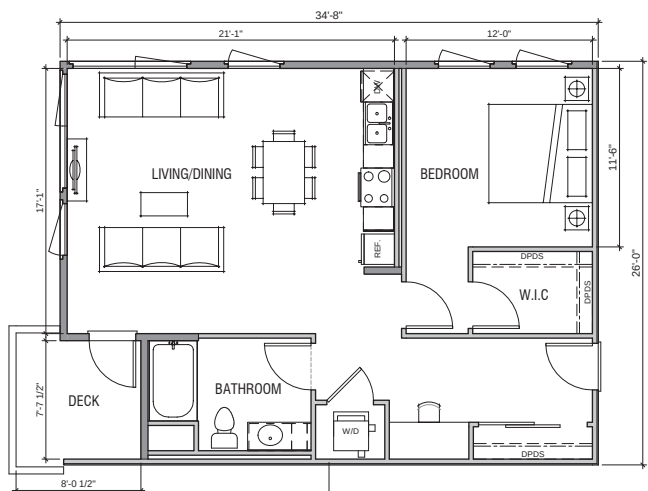
WEST END PARTNERS, LLC

ENTITLEMENT PACKAGE
JUNE 27, 2019
OCTOBER 8, 2019 ADDENDUM 1

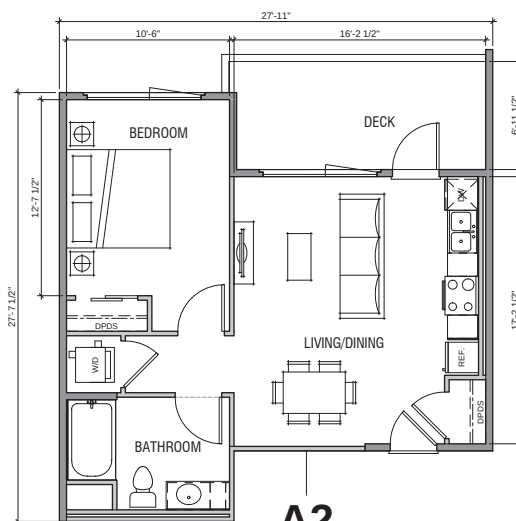
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BUILDING TYPE 'D'
ELEVATIONS

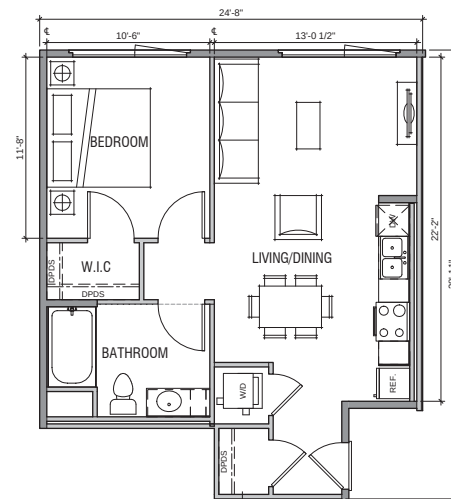
A3.3



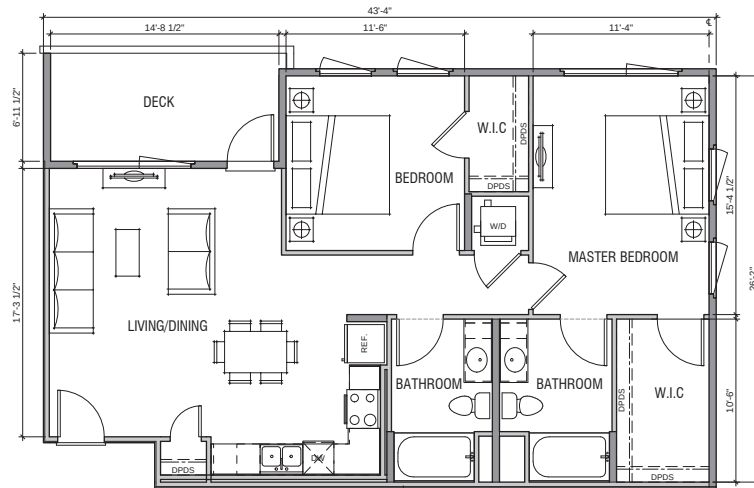
A1
860 SF
1 Bed 1 Bath



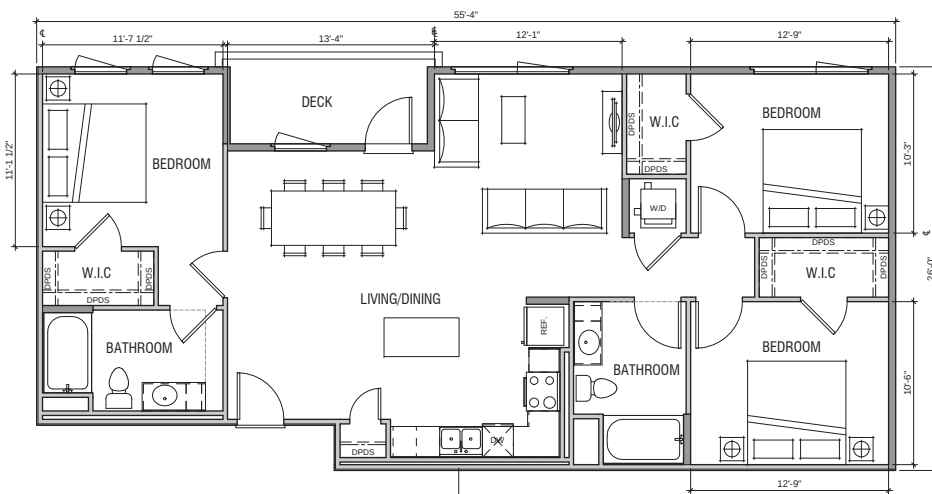
A2
614 SF
1 Bed 1 Bath



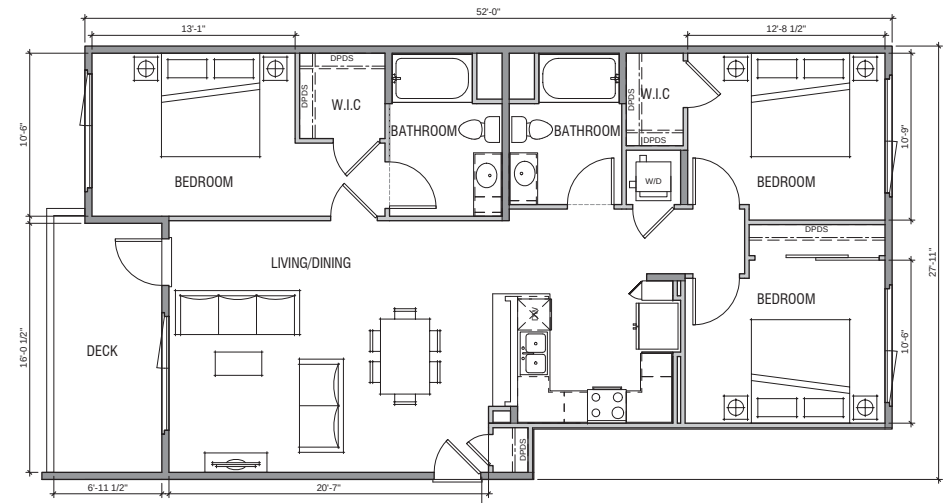
A3
633 SF
1 Bed 1 Bath



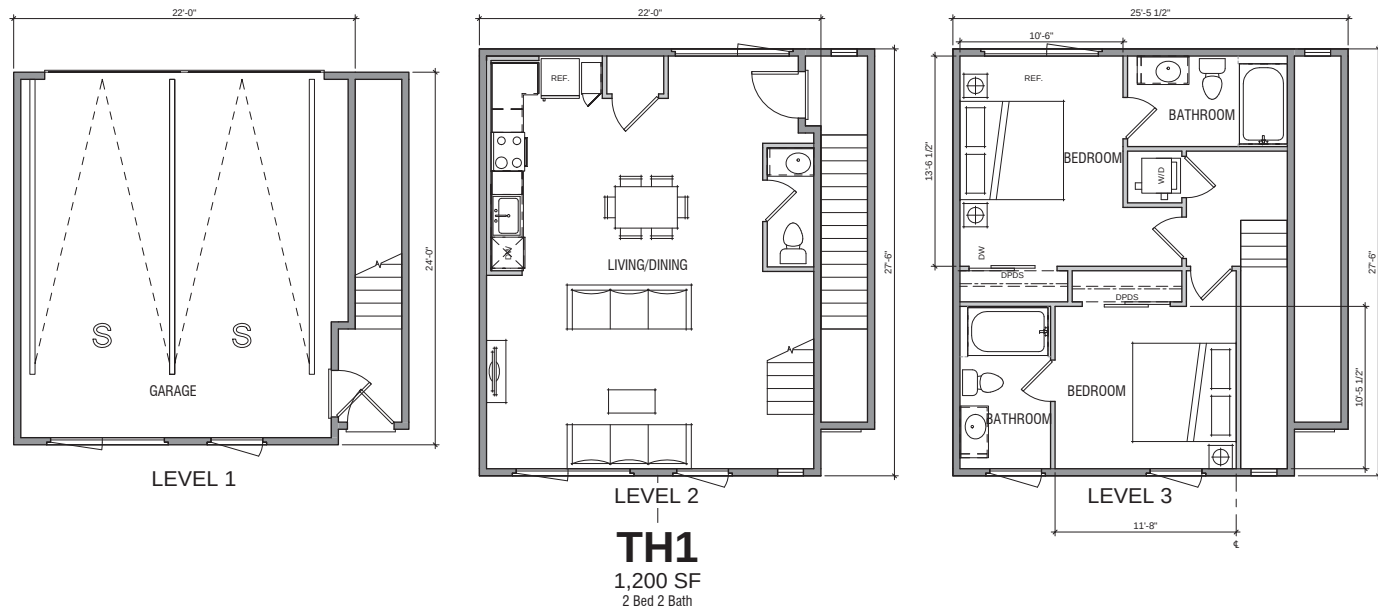
B1
1,059 SF
1 Bed 1 Bath



C1
1,320 SF
3 Bed 2 Bath



C2
1,295 SF
3 Bed 2 Bath





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SEASIDE, CA
TCA # 2019-010



WEST END PARTNERS, LLC

ENTITLEMENT PACKAGE
JUNE 27, 2019
OCTOBER 8, 2019 ADDENDUM 1

3D VIEW

A5.1







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SEASIDE, CA
TCA # 2019-010



WEST END PARTNERS, LLC

ENTITLEMENT PACKAGE
JUNE 27, 2019
OCTOBER 8, 2019 ADDENDUM 1

3D VIEW
BROADWAY

A5.4



ASCENT
SEASIDE, CA
TCA # 2019-010



WEST END PARTNERS, LLC

ENTITLEMENT PACKAGE
JUNE 27, 2019
OCTOBER 8, 2019 ADDENDUM 1

3D VIEW
OLYMPIA AVE

A5.5



ASCENT
SEASIDE, CA
TCA # 2019-010

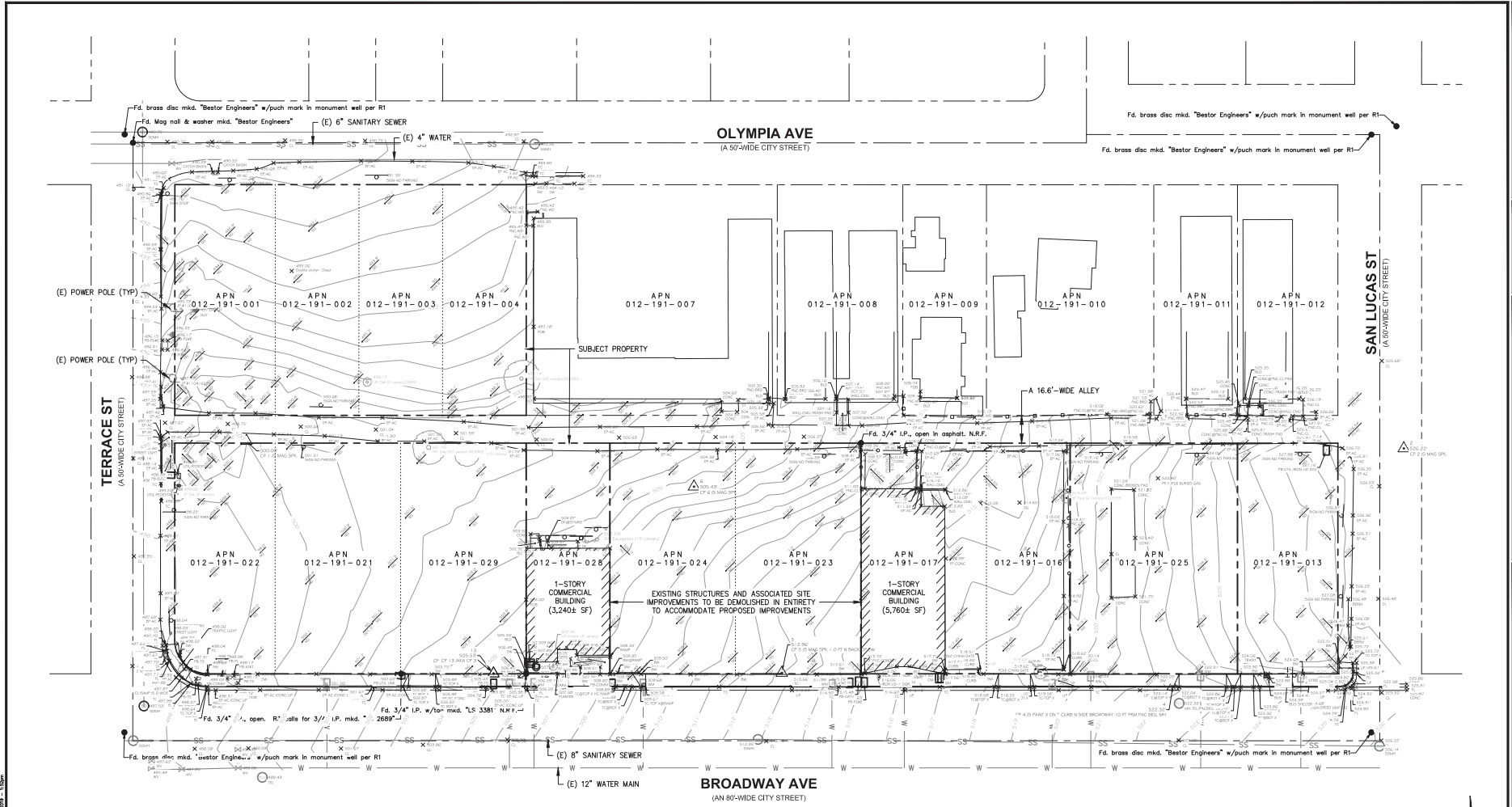


WEST END PARTNERS, LLC

ENTITLEMENT PACKAGE
JUNE 27, 2019
OCTOBER 8, 2019 ADDENDUM 1

3D VIEW
ALLEY

A5.6



SURVEYOR'S NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY RASMUSSEN LAND SURVEYING, INC. IN FEBRUARY 2019.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
3. UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.
4. ELEVATIONS ARE BASED ON AN ARBITRARILY ASSUMED DATUM. GROUND MAY BE MORE REGULAR OR IRREGULAR THAN CONTOURS INDICATE.
5. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
6. THE CROSS SYMBOL (X) MARKS THE HORIZONTAL POSITION OF THE SPOT ELEVATION SHOWN. TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY.
7. SUFFICIENT BOUNDARY TIES WERE MADE TO GRAPHICALLY SHOW EXISTING FEATURES IN RELATION TO RECORD BOUNDARY, HOWEVER A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

RECORD MAP REFERENCES:

- R1 RECORD OF SURVEY FOR THE CITY OF SEASIDE CITY CENTER REVITALIZATION FILED IN VOLUME 25 OF SURVEYS AT PAGE 59, IN THE MONTEREY COUNTY RECORDER'S OFFICE, STATE OF CALIFORNIA.
- R2 MAP NO. 6 DEL MONTE HEIGHTS FILED IN VOLUME 2 OF CITIES & TOWNS AT PAGE 33, IN THE MONTEREY COUNTY RECORDER'S OFFICE, STATE OF CALIFORNIA.
- R3 PARCEL MAP FILED IN VOLUME 17 OF PARCEL MAPS AT PAGE 38, IN THE MONTEREY COUNTY RECORDER'S OFFICE, STATE OF CALIFORNIA.

MAP LEGEND:

- BASIS OF BEARINGS:** THE MONUMENT LINE ON BROADWAY AVENUE AS FOUND MONUMENTED AND SHOWN ON A RECORD OF SURVEY FOR THE CITY OF SEASIDE CITY CENTER REVITALIZATION PER R1
- HORIZONTAL DATUM:** ASSUMED
- VERTICAL DATUM:** ASSUMED
- CONTOUR INTERVAL:** CONTOURS AS SHOWN HEREON ARE INTERPOLATED USING COMPUTER DIGITAL TERRAIN MODELING SOFTWARE AND SPOT ELEVATIONS. GROUND MAY BE MORE REGULAR OR IRREGULAR THAN CONTOURS INDICATE.

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- SUBJECT PARCEL BOUNDARY
- ASSESSOR'S LOT LINE
- PARCEL BOUNDARY
- RIGHT OF WAY CENTER LINE

30 0 30 60
SCALE: 1" = 30'



Civil Engineering
Land Surveying
Rasmussen Land Surveying, Inc.
Monterey, California
831.449.0225
rasmussenlandsurveying.com



SUBMITTAL / REVISION

10/8/19

APPENDUM 1

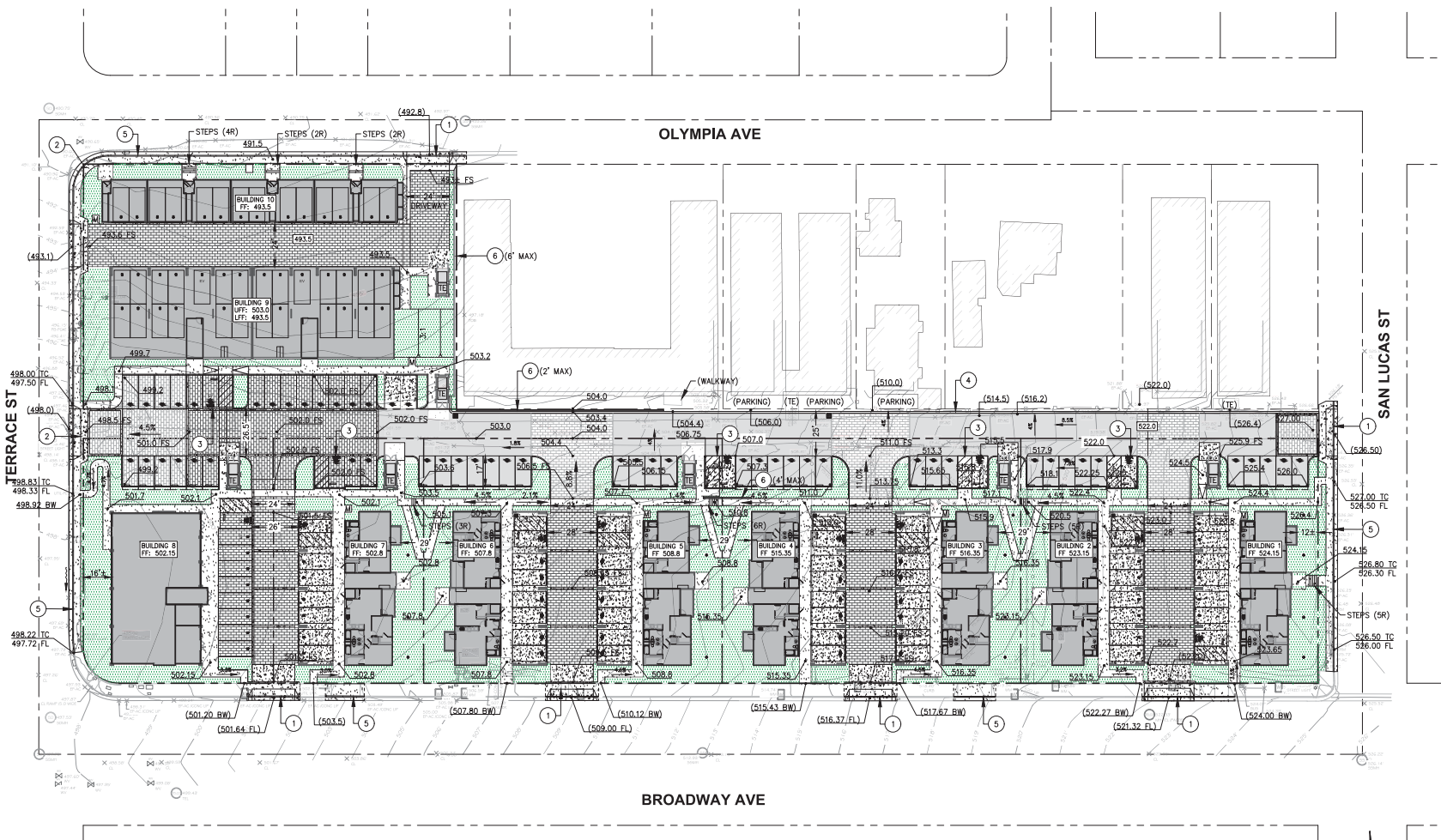
Broadway Ave & Terrace St
Seaside, California 93955

ASCENT
BROADWAY TERRACE
EXISTING CONDITIONS MAP

SCALE: 1"=30'
DRAWN: GK
JOB NO.: 4046.00
SHEET
C1.0
OF 4

NOT FOR CONSTRUCTION

\\whitson\projects\811\811-19-001\811-19-001.dwg 10/18/19 10:00 AM 10/18/19 10:00 AM

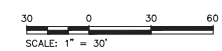


KEYNOTES:

- 1. 24'-WIDE CONCRETE DRIVEWAY PER CITY STANDARDS
- 2. ACCESSIBLE CURB RAMP
- 3. ACCESSIBLE PARKING
- 4. MOUNTABLE CURB/DIKE
- 5. CONCRETE CURB, GUTTER & SIDEWALK
- 6. RETAINING WALL

LEGEND:

- CONCRETE CURB, GUTTER & SIDEWALK PER CITY STANDARDS
- CONCRETE ADA PARKING:
- ASPHALT PAVING
- PERMEABLE PAVERS
- NON-PERMEABLE PAVERS
- LANDSCAPE AREA; SEE LANDSCAPE PLANS
- PROPOSED PROPERTY LINE
- SAWCUT



Civil Engineering
Land Surveying
Whitson
ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
P. W. BEBER
No. 5509
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION

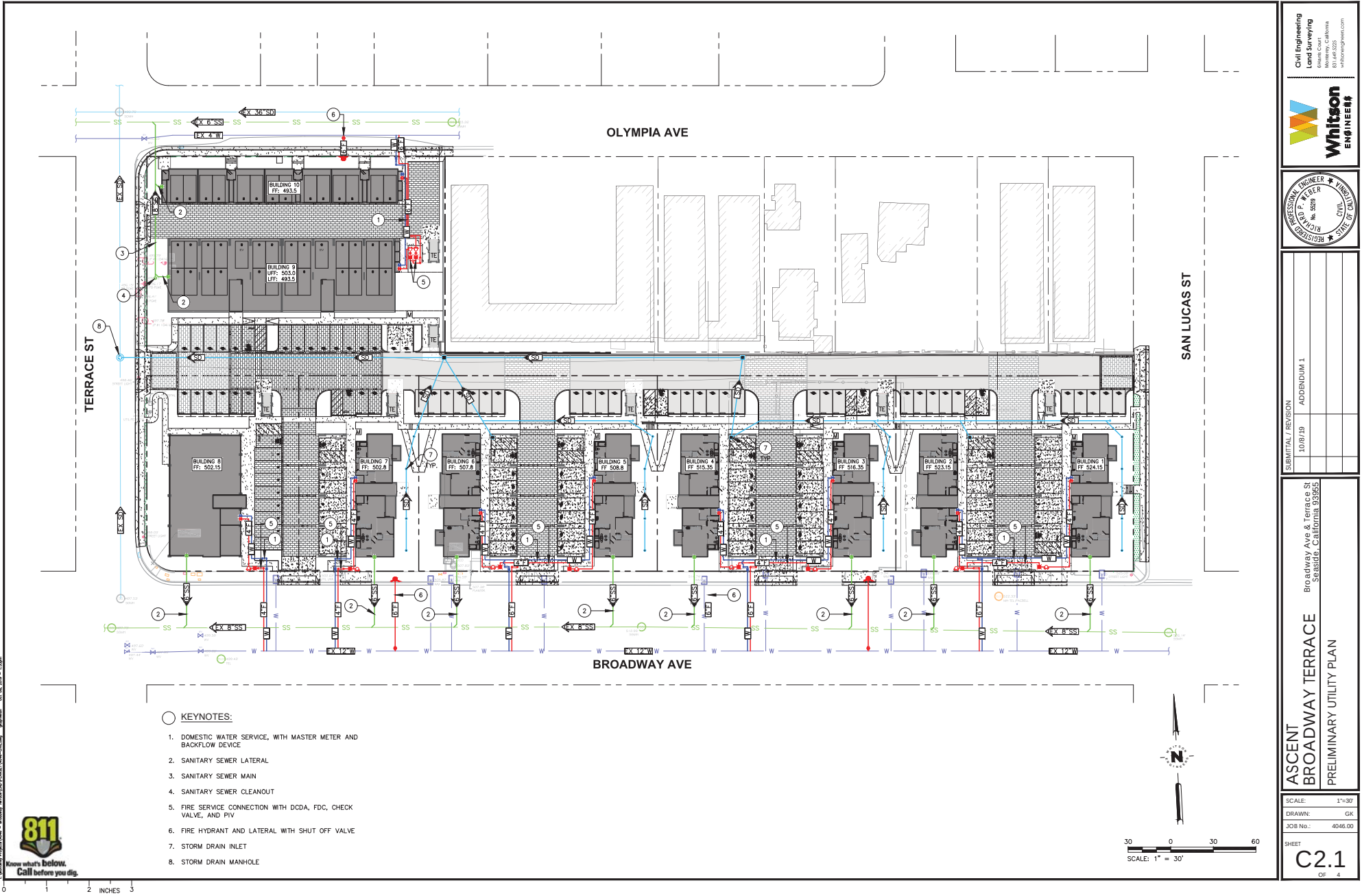
10/8/19	ADDENDUM 1
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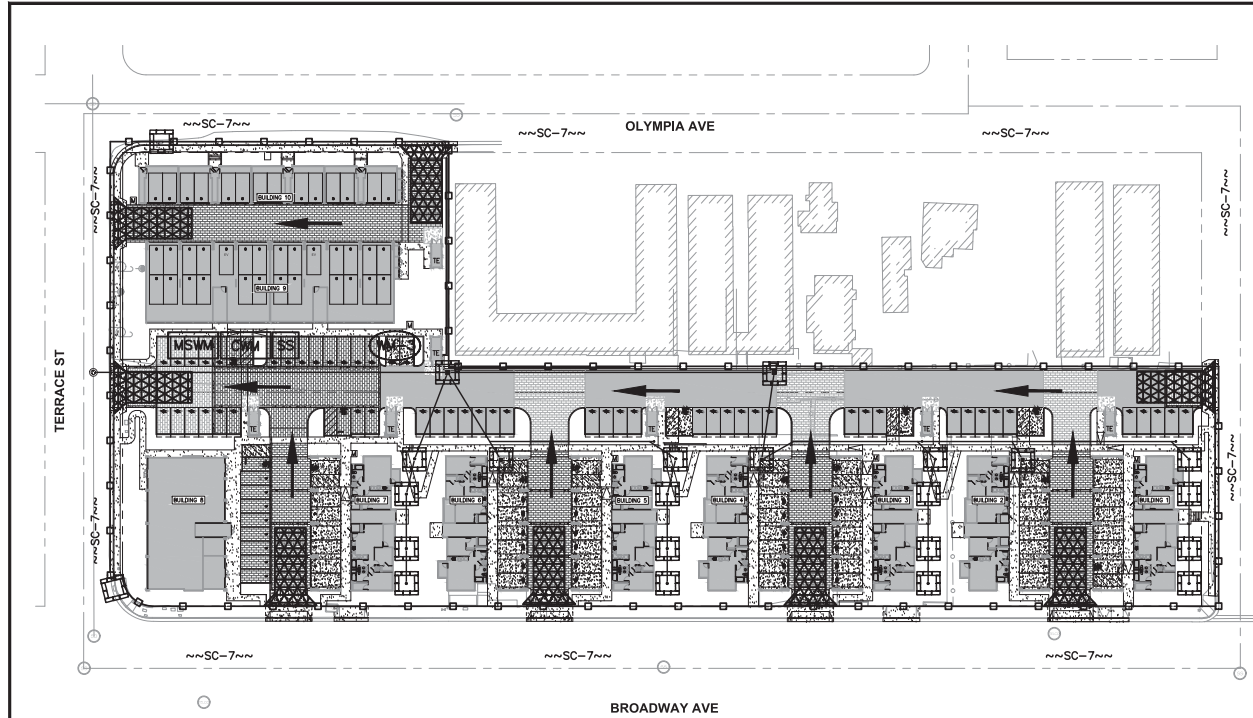
ASCENT
BROADWAY TERRACE
Broadway Ave & Terrace St
Seaside, California 93955

PROPOSED SITE PLAN
PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1"=30'
DRAWN: GK
JOB NO.: 4046-00
SHEET
C1.1
OF 4

NOT FOR CONSTRUCTION





LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION	SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	-	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES		TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
	SC-1, SC-5, SC-6	T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)		WM-1	-	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
	SC-1	T51, T60	SILT FENCE		WM-3	T53	TEMPORARY STOCKPILES
	SC-7	-	STREET SWEEPING		WM-9	-	SANITARY FACILITIES
	SC-10	-	INLET PROTECTION		-	-	DIRECTION OF DRAINAGE
	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA				
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DWGS				

WATER POLLUTION CONTROL PLAN

- ESTIMATED TOTAL DISTURBED AREA: 3.3 AC. THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE PROJECT SWPPP.
- BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.sdsc.ca.gov/hs/construct/iformwater/documents/SWPPP_Prep_ManualJan2011.pdf
 - THE 2015 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.sdsc.ca.gov/hs/construct/iformwater/documents/SWPPP_Prep_ManualJan2015.pdf
 - THE 2015 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.sdsc.ca.gov/hs/construct/iformwater/documents/SWPPP_Prep_ManualJan2015.pdf
- THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
- ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SUCH MATERIALS ARE TO BE HAIKED OFF-SITE. SOILS SHALL BE COVERED, SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY. IMMEDIATE REMEDY SHALL OCCUR.
- KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SILT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING BAGS AND TAPES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE TEMPORARY EFFECTIVE SOIL COVER ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
- PROVIDE EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES WE-1.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
 - PROVIDE SILT PROTECTION AT ALL DRAIN INLETS.
- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT BEING TRANSPORTED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION. COLLECT FIVE (5) DEPTH-TO-CLAY LAYERS OF COMPACTION. ALL ALL DISTURBED AREAS SHALL BE STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)

QSD / QSP SCOPE OF WORK
 THE SWPPP HAS BEEN PREPARED BY THE OWNER'S CIVIL ENGINEER. ONE ORIGINAL "YIELD COPY" SWPPP WILL BE PROVIDED TO THE CONTRACTOR BY THE OWNER, IN ADDITION TO ELECTRONIC (PDF) FILES.

- THE CONTRACTOR SHALL:
- SERVE AS THE QUALIFIED SWPPP PRACTITIONER (QSP), AND ALSO THE QUALIFIED SWPPP DEVELOPER (QSD) IF QSD SERVICES ARE REQUIRED DURING CONSTRUCTION.
 - TRAIN ITS EMPLOYEES AND SUBCONTRACTORS AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT.
 - MAINTAIN THE YIELD COPY SWPPP BINDER.
 - PERFORM ALL STORM WATER INSPECTIONS, SAMPLING AND ANALYSIS.
 - IMPLEMENT THE RAIN EVENT ACTION PLANS (REAPs).
 - PROVIDE A SPILL RESPONSE PLAN (TYPICALLY PART OF THE CONTRACTOR'S SWPP).
 - PROVIDE A STORMWATER ANNUAL REPORT TO THE OWNER EACH YEAR AND PRIOR TO PROJECT COMPLETION.
 - PROVIDE NOTICE OF TERMINATION DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION.
 - SAVE AS DATA SUBMITTER FOR THE OWNER (ON-LINE SUBMITTALS THROUGH THE STATE'S WEBSITE (SWAPTS)).
 - ASSIST THE OWNER IN COORDINATING WITH THE REGIONAL WATER QUALITY CONTROL BOARD AND STATE WATER RESOURCES CONTROL BOARD, AS NEEDED.
 - IMPLEMENT ALL BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY TO PROTECT WATER QUALITY, AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT, AND AS OUTLINED IN THE PROJECT SWPPP.
 - PAY FOR NON-STORMWATER TESTING, IF REQUIRED DUE TO LEAKS OR SPILLS.
 - BE RESPONSIBLE FOR ANY FINES IMPOSED FOR FAILURE TO COMPLY WITH THE CONSTRUCTION GENERAL PERMIT OR OTHER LAWS, REGULATIONS, OR REQUIREMENTS OF THE VARIOUS JURISDICTIONS HAVING AUTHORITY.

GENERAL REQUIREMENTS
 ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.

- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - RUNOFF FROM THE SITE SHALL BE FILTERED BY SEDIMENT, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE DURATION OF THE PROJECT. SEE THIS DWG FOR THE CONSTRUCTION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - THE BUILDING FOOTPRINT SHALL BE STABILIZED DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINES DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HIS SUBCONTRACTOR.

OBSERVATION AND MAINTENANCE

- VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
- DAILY DURING STORM EVENTS.
- REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP. IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
- TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
- REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
- REPAIR HILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

- NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
- MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLUOT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECONTAMINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING,
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
- THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
 - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
 - THE DISCHARGER HAS HAZARDOUS AND UNPLANNED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS (OR OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
 - THE DISCHARGE IS MONITORED
- IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

EMPLOYEE TRAINING

- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - SPILL PREVENTION AND RESPONSE,
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES,
 - GOOD HOUSEKEEPING,
 - FINES AND PENALTIES,
 - MATERIAL MANAGEMENT PRACTICES.

Civil Engineering
 Land Surveying
 831 Lafayette Blvd
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 93940-1025
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 whitsonengr.com

Whitson
 ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
 No. 5509
 State of California

SUBMITTAL / REVISION
 10/8/19
 ADDENDUM 1

Broadway Ave & Terrace St
 Seaside, California 93955

ASCENT
 BROADWAY TERRACE
 TEMPORARY WATER POLLUTION CONTROL PLAN

SCALE: 1"=30'
 DRAWN: GK
 JOB NO.: 4046.00
 SHEET
C3.1
 OF 4

NOT FOR CONSTRUCTION

TRAFFIC SAFETY VISIBILITY
AREA, 30' AT INTERSECTIONS,
TYPICAL

OLYMPIA AVENUE

PRIVATE BICYCLE PARKING
ACCOMMODATED IN GARAGE OF EACH
UNIT, TYPICAL, IN BUILDING 10

DRIVE ENTRY
TRAFFIC SAFETY
VISIBILITY AREA, 15'
AT DRIVE ENTRIES,
TYPICAL
DECORATIVE
PERMEABLE PAVERS

BICYCLE PARKING, TYPICAL,
BUILDING 9

DECORATIVE
PERMEABLE
PAVERS

ACCENT PAVING AT BUILDING
ACCESS WALK SEATING
NOOK AND BREEZEWAY,
TYPICAL

DECORATIVE PAVERS AT
COVERED PARKING AISLE
ENTRANCE, TYPICAL (4 PLACES)

TRAFFIC SAFETY
VISIBILITY AREA, 15' AT
DRIVE ENTRIES, TYPICAL

ALLEY DRIVE ENTRY
WITH DECORATIVE
PAVERS

BICYCLE PARKING IN BREEZEWAY,
TYPICAL BUILDINGS 1-7

PEDESTRIAN ACCESS

SAN LUCAS STREET

PEDESTRIAN
ACCESS

DRIVE ENTRY WITH
DECORATIVE
PAVERS

PEDESTRIAN
ACCESS

CORNER MONUMENT
SIGN < 4' HIGH

TRAFFIC SAFETY VISIBILITY
AREA, 30' AT INTERSECTIONS,
TYPICAL

BICYCLE PARKING,
BUILDING 8
PEDESTRIAN ACCESS
FROM ALL BUILDINGS TO
BROADWAY, TYPICAL

ACCESSIBLE OUTDOOR SEATING
NOOK AT END OF BREEZEWAY,
TYPICAL (7 PLACES)

ELECTRIC VEHICLE
PARKING SPACES,
TYPICAL

DECORATIVE PERMEABLE PAVERS
AT COVERED PARKING ENTRANCE
AND AISLES, TYPICAL (4 PLACES)

BROADWAY AVENUE

Reference Evapotranspiration (ET ₀)	30	Project Type	Residential	ETAF x	0.55
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	ETAF Efficiency (ET ₀ / PF x IE)	Landscape Area (Sq. Ft.)	Estimated Total Water Use (ETAF x Area)
Regular Landscape Areas					
Low-Shrubs	0.3 Drip	0.81	0.37	18680	6921
Med-Shrubs	0.3 Drip	0.81	0.62	4600	2870
Low-Trees	0.3 Drip	0.81	0.37	2550	944
Med-Trees	0.5 Drip	0.81	0.62	1550	957
		0.75	0.00	0	0
		0.75	0.00	0	0
Totals				27430	11692
Special Landscape Areas					
		1	0	0	0
		1	0	0	0
		1	0	0	0
		1	0	0	0
Totals			0	0	0
ETAF Calculations					
Regular Landscape Areas					
Total ETAF x Area				11692	
Total Area				27430	
Average ETAF				0.43	
All Landscape Areas					
Total ETAF x Area				11692	
Total Area				27430	
Average ETAF				0.43	
Maximum Allowed Water Allowance (MAWA)					336804

Average ETAF for Regular Landscape
Areas must be 0.55 or below for
residential areas, and 0.45 or below for
non-residential areas.

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES					
ACA BAI	Acacia baileyana		BAILEY ACACIA	24" BOX	LOW
ARB MAR	Arbutus menziesii - Multi Trunk		MARINA STRAWBERRY TREE	36" BOX	LOW
CER CAN	Cercis canadensis - Low Branching		EASTERN REDBUD	36" BOX	MOD
DRA DRA	Dracaena draca		DRAGON TREE	24" BOX	LOW
OLE EUR	Olea europaea "Swan Hill"		FRUITLESS OLIVE	36" BOX	LOW
GIN GOL	Ginkgo biloba "Goldspire"		GOLDSPIRE GINKGO	24" BOX	MOD
PLA ACE	Platanus x acerifolia "Columbia"		LONDON PLANE TREE	24" BOX	MOD
NOTE: ALL TREES WITH TRUNKS LOCATED WITHIN THE TRAFFIC SAFETY VISIBILITY AREA SHALL HAVE THE BOTTOM OF THE CANOPY TRIMMED UP TO PROVIDE 6' OF CLEARANCE FROM FINISH GRADE					
SHRUBS					
AEQ PUR	Azalea "Sunburst"		SUNBURST AZALEA	15 GAL	LOW
ACA ATT	Agave attenuata "Neon"		FOXTAIL AGAVE	15 GAL	LOW
ACA VIL	Agave viviparans "Stained Glass"		VAREGATED OCTOPUS AGAVE	15 GAL	VL
ALO FER	Aloe ferox		BITTER ALOE	15 GAL	LOW
ASP DEN	Asparagus densiflorus "Weyers"		FOXTAIL FERN	5 GAL	MOD
CIS SAL	Cistus salvifolius		SAGE-LEAF ROCKROSE	5 GAL	LOW
ECH BLA	Echeveria "Black Prince"		BLACK PRINCE ECHEVERIA	6" POT	LOW
ECH SEN	Echeveria subrigida		NON	6" POT	LOW
ECH CAN	Echium canariense		PRIDE OF MADRERA	5 GAL	LOW
FES CAL	Festuca californica		CALIFORNIA FESCUE	1 GAL	LOW
HEL SEM	Heliotropium sempervirens		BLUE OAT GRASS	1 GAL	LOW
LAV STO	Lavandula stoechas		SPANISH LAVENDER	5 GAL	LOW
LIG JAP	Ligustrum japonicum "Texanum"		TEXANUM WAXED LEAF PRIVET	1 GAL	MOD
LIM PER	Limonium peruvianum		SEA LAVENDER	5 GAL	LOW
LON LON	Lomandra longifolia "Breeze"		DWARF MAT RUSH	1 GAL	LOW
MUL CAP	Muhlenbergia capillaris		PINK MUHLY GRASS	1 GAL	LOW
MUL RIG	Muhlenbergia rigens		DEER GRASS	5 GAL	LOW
NAS TEN	Noellea tenuissima		MEXICAN FEATHER GRASS	1 GAL	LOW
OLE LIT	Olea e. "Little Ollie"		LITTLE OLLIE SHRUB OLIVE	15 GAL	LOW
POD GRA	Podocarpus gracilis (column)		AFRICAN FERN PINE	15 GAL	MOD
ROS OFF	Rosmarinus officinalis		ROSEMARY	5 GAL	LOW
SEN MAN	Senecio mandraliscae		KLEINA	1 GAL	LOW
VINES					
DIS BUC	Dalmanella buccinatoria		BLOOD RED TRUMPET VINE	5 GAL	LOW
FIC PUM	Ficus pumila		CREeping FIG	5 GAL	MOD

ASCENT
SEASIDE, CA
HAI #1933

TCX
ARCHITECTS

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TCA # 2019-010

HLA

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ENTITLEMENT SET
SUBMITTAL 1 -
SUBMITTAL 2 - Oct. 8, 2019

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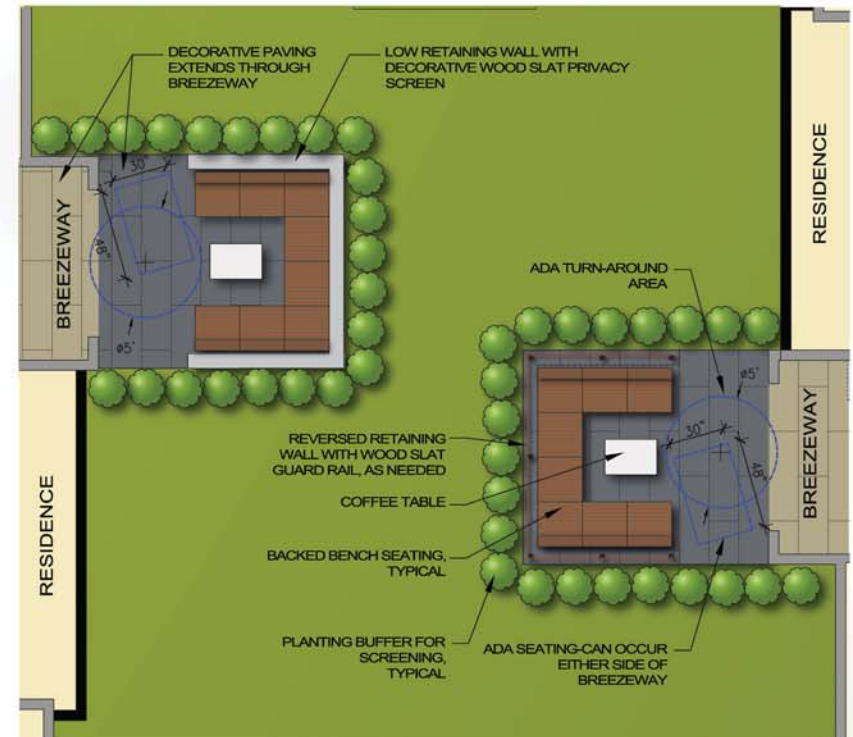


LANDSCAPE SITE PLAN

L1



TERRACE STREET AND BROADWAY AVENUE



TYPICAL SEATING NOOK





BAILEY ACACIA
Acacia baileyana
 Evergreen-Low Water Use



EASTERN REDBUD
Cercis canadensis
 Deciduous-Moderate Water Use



MARINA STRAWBERRY TREE
Arbutus marina- Multi Trunk
 Evergreen-Low Water Use



GINKGO BILOBA 'GOLDSPIRE'
 Goldspire Ginkgo
 Deciduous-Moderate Water Use



OLEA EUROPAEA 'SWAN HILL'
 Fruitless Olive
 Evergreen-Low Water Use



LONDON PLANE TREE
Platanus x acerifolia
 Deciduous-Moderate Water Use



DRAGON TREE
Dracaena draco
 Evergreen-Low Water Use



FOXTAIL AGAVE
Agave attenuata 'Nova'



VARIEGATED OCTOPUS AGAVE
Agave vilmoriniana 'Stained Glass'



BITTER ALOE
Aloe ferox



SUNBURST AEONIUM
Aeonium 'Sunburst'



CISTUS SALVIIFOLIUS
Sageleaf Rockrose



FOXTAIL FERN
Asparagus densiflorus 'Myers'



BLACK PRINCE ECHEVERIA
Echeveria 'Black Prince'



NCN
Echeveria subrigida



PRIDE OF MADEIRA
Echium candicans



BLUE OAT GRASS
Helictotrichon sempervirens



CALIFORNIA FESCUE
Festuca californica



MEXICAN FEATHER GRASS
Nasella tenuissima



SPANISH LAVENDER
Lavandula stoechas



TEXANUM WAXED LEAF PRIVET
Ligustrum japonicum 'Texanum'



SEA LAVENDER
Limonium perezii



DWARF MAT RUSH
Lomandra longifolia 'Breeze'



PINK MUHLY GRASS
Muhlenbergia capillaris



DEER GRASS
Muhlenbergia rigens



ROSEMARY
Rosmarinus officinalis



KLEINIA
Senecio mandraliscae



OLEA EUROPAEA 'LITTLE OLLIE'
Little Ollie Shrub Olive



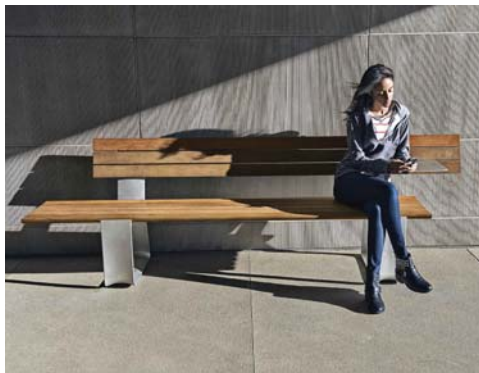
BLOOD RED TRUMPET VINE
Distictis buccinatoria



PODOCARPUS GRACILIOR
African Fern Pine
Column Form- Screening



FICUS PUMILA
Creeping Fig
Vine-Screening



BENCH SEATING



PLANTER POTS



TRASH RECEPTACLES



COFFEE TABLE AT SEATING NOOKS



BICYCLE RACKS



DECORATIVE INTEGRAL COLORED CONCRETE AT ACCESS WALKS AND BREEZEWAYS- SOLID COLOR OR SEA SHELL TOP SEED



PAVER OPTION FOR ACCESS WALKS AND BREEZEWAYS



SAWCUT GREY CONCRETE AT PEDESTRIAN WALKWAYS



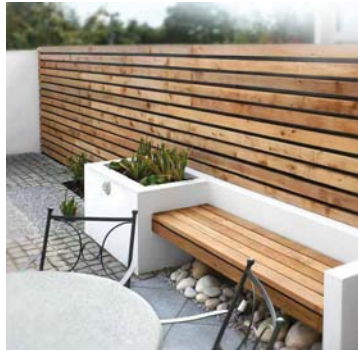
PERMEABLE AND IMPERMEABLE PAVERS AT DRIVE AISLES



MATERIAL CONCEPT FOR CORNER MONUMENT SIGN



OUTDOOR SEATING NOOKS



LOW PRIVACY SCREENING AND GUARDRAIL AT SEATING NOOKS, AS NEEDED



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TK
ARCHITECTS

WEST END PARTNERS LLC
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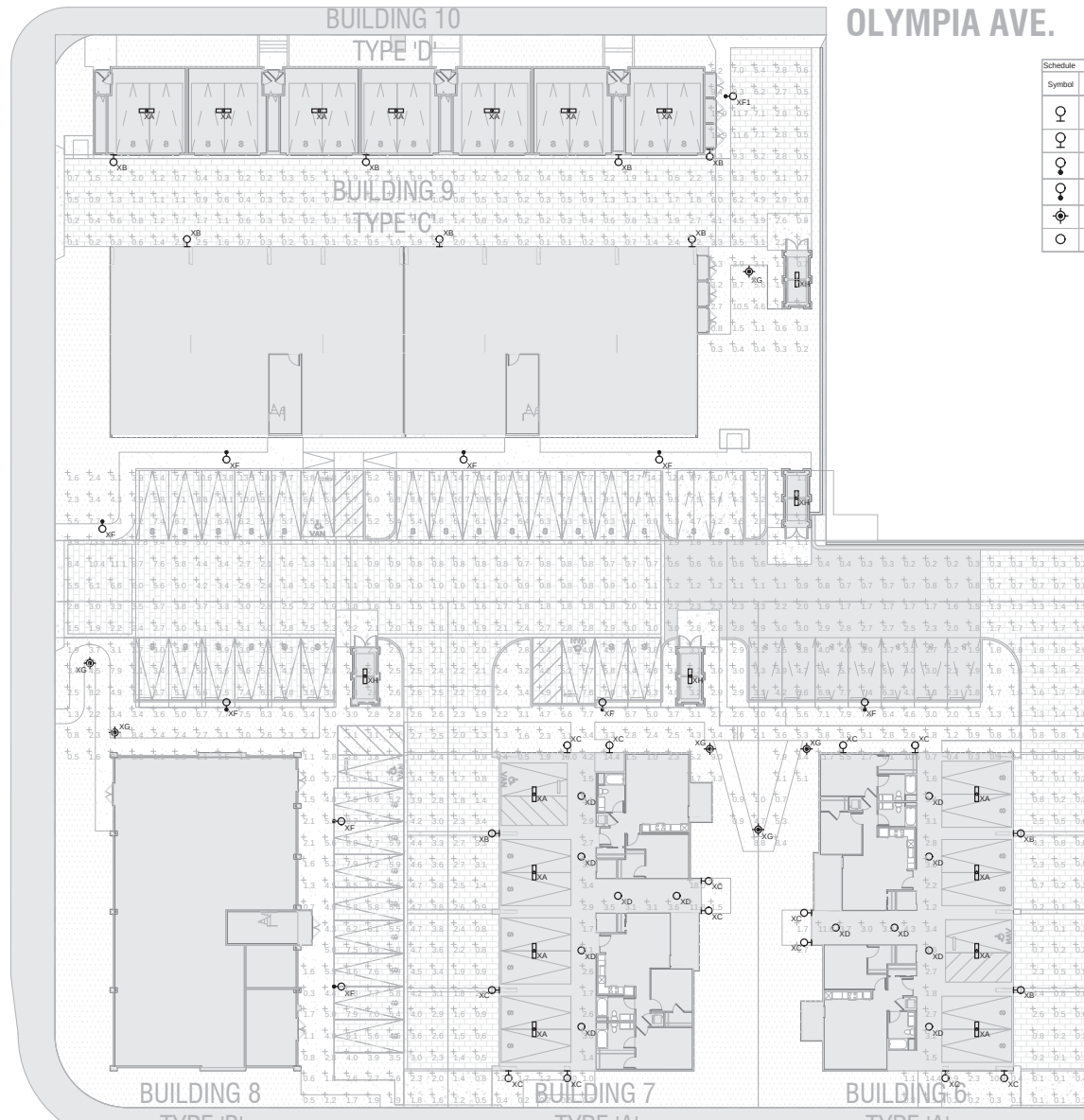
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LANDSCAPE ELEMENTS

L6

TERRACE ST.

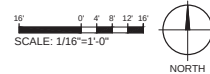
OLYMPIA AVE.



Symbol	Label	QTY	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
⊙	XB	20	VMMV-L17-740-EDD-INV-UNV	BRIDGELUX VERO LED MODULE 6x6" MINI VERT WALLPACK LUMINAIRE CLEAR FLAT GLASS LENS INVENTRONICS LED DRIVER HLLC-01895852SP	1598.039	0.89	17
⊙	XC	37	DCCX-WW-L-07-40F	DCC2X-DFT	750	0.445	15
⊙	XF	8	ECF-S-32L-1.2A-NW-G2-3	EcoForm Area LED ECF - Small 32 LED's, 4000K CCT, TYPE 2 OPTIC, No Shield	13526.31	0.89	121.6
⊙	XF1	7	ECF-S-32L-1.2A-NW-G2-2	EcoForm Area LED ECF - Small 32 LED's, 4000K CCT, TYPE 2 OPTIC, No Shield	13823.54	0.89	121.6
⊙	XG	12	EDS-1A-COG-20LC-7-4K-UNV	8 in Diameter x 43.5 in H LED BOLLARD	1906.86	0.89	45
⊙	XD	42	20072LEDD	Circular white plastic housing with frosted lens	1343	0.89	20.8402

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Path of Egress	+	2.9 fc	18.0 fc	0.1 fc	180.0:1	29.0:1

FOR CONTINUATION SEE SHEET E2.2P



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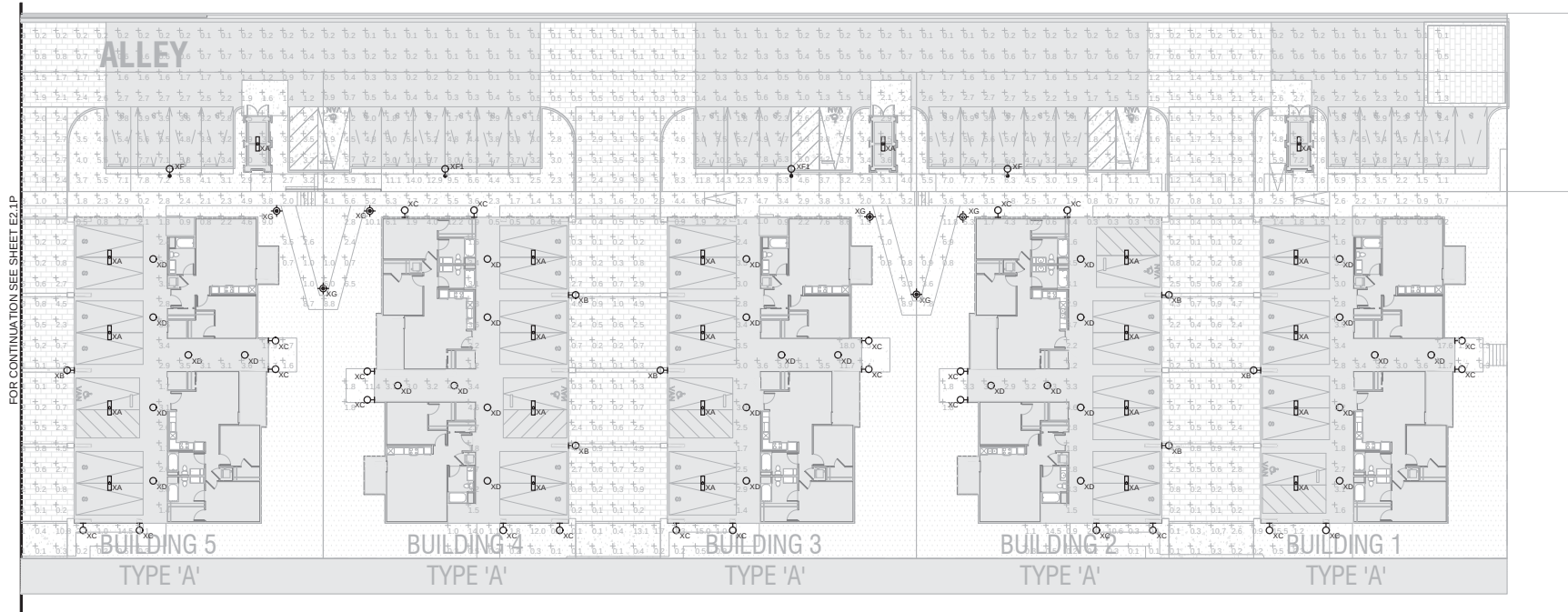
ENTITLEMENT PACKAGE
JUNE 27, 2019
OCTOBER 8, 2019 ADDENDUM 1

AURUM CONSULTING
ENGINEERS
MONTEREY BAY, INC.
Project No. 19495.00
60 Garden Court • Suite 210 • Monterey, CA 93940
(831) 646-3330 • F: (831) 646-3330 • www.aurumb.com

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PARTIAL PHOTOMETRIC
SITE PLAN

E2.1P



ASCENT
SEASIDE, CA
TCA # 2019-010



WEST END PARTNERS, LLC

ENTITLEMENT PACKAGE
JUNE 27, 2019
OCTOBER 8, 2019 ADDENDUM 1

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 19495.00
60 Garden Court • Suite 210 • Monterey, CA 93940
P 831.646.3330 • F 831.646.3330 • www.auremb.com

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PARTIAL PHOTOMETRIC
SITE PLAN

E2.2P

FIXTURE XD

Model #: **20072LEDD-SILV/ACR**
Name: **Utro Exterior**

Project Information

Project Name : _____
Location : _____
Size : _____
Quantity : _____
Notes : _____

Product Information

Product ID : 20072
LPC Code : 641504217000
Mounting Type : Ceiling
Finish : Silver SS-0
Diffuser : Acrylic Lens ACR
AC Infrared : 0.000W EPR2, 0.000W EPR1
All Diffusers : N/A

Product Dimensions

Fixture	Canopy
Length : N/A	Length : N/A
Width : N/A	Width : N/A
Diameter : 8"	Diameter : N/A
Extension : N/A	Height : N/A
Height : 1"	
Overall Height : N/A Min	

Technical Specifications

Qualifications	Specifications	Photometrics	Recommended Drivers
Location Rating : Wet	Frame Material : Acrylic	CCT : 3000K	ELV LUTRON DSVN-001P
Construction : eETL-Listed	Sealant Material : Acrylic	Case : 90	ELV LUTRON DSVN-001P
ES File : No	Voltage : 120V	Wattage : 18 W	ELV LUTRON DSVN-001P
UL Component : Yes	Lamping Type : LED	Beam Spread : 100°	ELV LUTRON DSVN-001P
Step-20 Compliant : N/A	Lamping Base : SMD	Beam Spread : 100°	ELV LUTRON DSVN-001P
Energy Star : Yes	Lamp Quantity : 1	Beam Spread : 100°	ELV LUTRON DSVN-001P
Non-Compliant : No	Lamp Voltage : 10-30V	Beam Spread : 100°	ELV LUTRON DSVN-001P
Mainline Grade : No	Lamp Included : Yes	Beam Spread : 100°	ELV LUTRON DSVN-001P
Emergency Lighting : No	UL-File Type : Standard	Beam Spread : 100°	ELV LUTRON DSVN-001P
Warranty : 5 Year Limited		Beam Spread : 100°	ELV LUTRON DSVN-001P

Line Drawing #1

Line Drawing #2

ES File

Toll Free 800-828-5483 or www.AccessLighting.com
20072LEDD-SILV/ACR

access
LIGHTING

[illegible]

DCCX

Apex Series LED Cylinder

Surface, Cond, Stem, Wall Mount



Order with wall mount shown

Product:

Product Code:

Team:

Date:

Spec Sheet: 9-00-01-18

- Apex Series DCCX delivers almost adjustable light in the form of a contemporary contemporary cylinder
- Powered by the high-performance DCCX module for a precise, targeted beam of top grade illumination
- Produces up to 4,000 candles of focused light, perfect for uniform and high ceilings
- Range of base colors and options to select to suit needs of specification

DCCX

Apex Series LED Cylinder

Surface, Cond, Stem, Wall Mount

PRODUCT BUILDER

CYLINDER

Product Code	Mount	Material	Size	Color	Beam	Power	Notes
1000	Surface	Aluminum	Small	White	10°	10W	1000-001
1001	Surface	Aluminum	Small	White	15°	10W	1000-002
1002	Surface	Aluminum	Small	White	20°	10W	1000-003
1003	Surface	Aluminum	Small	White	25°	10W	1000-004
1004	Surface	Aluminum	Small	White	30°	10W	1000-005
1005	Surface	Aluminum	Small	White	35°	10W	1000-006
1006	Surface	Aluminum	Small	White	40°	10W	1000-007
1007	Surface	Aluminum	Small	White	45°	10W	1000-008
1008	Surface	Aluminum	Small	White	50°	10W	1000-009
1009	Surface	Aluminum	Small	White	55°	10W	1000-010
1010	Surface	Aluminum	Small	White	60°	10W	1000-011
1011	Surface	Aluminum	Small	White	65°	10W	1000-012
1012	Surface	Aluminum	Small	White	70°	10W	1000-013
1013	Surface	Aluminum	Small	White	75°	10W	1000-014
1014	Surface	Aluminum	Small	White	80°	10W	1000-015
1015	Surface	Aluminum	Small	White	85°	10W	1000-016
1016	Surface	Aluminum	Small	White	90°	10W	1000-017
1017	Surface	Aluminum	Small	White	95°	10W	1000-018
1018	Surface	Aluminum	Small	White	100°	10W	1000-019
1019	Surface	Aluminum	Small	White	105°	10W	1000-020
1020	Surface	Aluminum	Small	White	110°	10W	1000-021
1021	Surface	Aluminum	Small	White	115°	10W	1000-022
1022	Surface	Aluminum	Small	White	120°	10W	1000-023
1023	Surface	Aluminum	Small	White	125°	10W	1000-024
1024	Surface	Aluminum	Small	White	130°	10W	1000-025
1025	Surface	Aluminum	Small	White	135°	10W	1000-026
1026	Surface	Aluminum	Small	White	140°	10W	1000-027
1027	Surface	Aluminum	Small	White	145°	10W	1000-028
1028	Surface	Aluminum	Small	White	150°	10W	1000-029
1029	Surface	Aluminum	Small	White	155°	10W	1000-030
1030	Surface	Aluminum	Small	White	160°	10W	1000-031
1031	Surface	Aluminum	Small	White	165°	10W	1000-032
1032	Surface	Aluminum	Small	White	170°	10W	1000-033
1033	Surface	Aluminum	Small	White	175°	10W	1000-034
1034	Surface	Aluminum	Small	White	180°	10W	1000-035
1035	Surface	Aluminum	Small	White	185°	10W	1000-036
1036	Surface	Aluminum	Small	White	190°	10W	1000-037
1037	Surface	Aluminum	Small	White	195°	10W	1000-038
1038	Surface	Aluminum	Small	White	200°	10W	1000-039
1039	Surface	Aluminum	Small	White	205°	10W	1000-040
1040	Surface	Aluminum	Small	White	210°	10W	1000-041
1041	Surface	Aluminum	Small	White	215°	10W	1000-042
1042	Surface	Aluminum	Small	White	220°	10W	1000-043
1043	Surface	Aluminum	Small	White	225°	10W	1000-044
1044	Surface	Aluminum	Small	White	230°	10W	1000-045
1045	Surface	Aluminum	Small	White	235°	10W	1000-046

[illegible]

RESOLUTION NO. 19-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE,
APPROVING A DENSITY BONUS ASSOCIATED WITH INCLUSIONARY
HOUSING AND DEVELOPMENT CONCESSIONS FOR THE
CONSTRUCTION OF 9 MULTI-FAMILY STRUCTURES AND ONE MIXED
USE STRUCTURE FOR A TOTAL OF 105 RESIDENTIAL UNITS AND 4,079
SQUARE FEET OF COMMERCIAL FLOOR AREA GENERALLY LOCATED ON
THE NORTH SIDE OF THE 1100 BLOCK OF BROADWAY AVENUE
BETWEEN TERRACE STREET, SAN LUCAS STREET, AND OLYMPIA
AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT.**

WHEREAS, the City Council approves a Density Bonus associated with Inclusionary Housing and Development Concessions for the construction of a proposed mixed-use development consisting of 10 buildings with 105 residential units, which includes: a 27-unit increase in density, fifteen low-income units, commercial space totaling 4,079 square feet, and the following development concessions from the Multi-Family Projects development standards for the provision of fifteen low-income rental units:

1. A reduction to the Common and Private open space requirements of Seaside Municipal Code (SMC) 17.52.180.X, subject to the conditions of approval of the Zoning Administrator hearing (MUP-19-13).
2. A waiver to the front facade standards of SMC 17.15.060, subject to the conditions of approval of the Zoning Administrator hearing (MUP-19-13).

WHEREAS, the City Council considered oral comments and written information concerning the proposed project and requested density bonus, inclusionary housing, and development concessions at a duly noticed public hearing held on November 7, 2019; and

WHEREAS, it is the responsibility of the City Council to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code in review of the requested density bonus and development concessions; and

WHEREAS, the project is a Categorically Exempt, Class 32, In-fill Development Project, Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines Sections 15332 and 15300.2.

Evidence: Under a Class 32, projects that meet the following conditions are characterized as in-fill development, and, therefore, are categorically exempt from CEQA:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c) The project site has no value as habitat for endangered, rare, or threatened species;
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e) The site can be adequately served by all required utilities and public services.

The proposed project meets each of the conditions set forth in CEQA Guidelines Section 15332, as outlined below:

a) As stated above, the 2004 City of Seaside General Plan designates the proposed project site as Commercial Mixed Use and proposed project involves the construction 10 buildings with 105 residential units and 4,079 square feet of commercial space, which is consistent with the mixed-use general plan designation and zoning of the site. Further, a consistency analysis was performed to ensure the proposed project would be consistent with all relevant plans, policies, and regulations (e.g., the 2004 City of Seaside General Plan, Seaside Zoning Code, and City of Seaside Municipal Code). The proposed project was found to be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

b) The proposed project would be located on a project site that is approximately 2.85 acre and within the city limits of Seaside. As described above, the project site is surrounded by urban uses including commercial and mix of single-family and multi-family residential uses.

c) A Denise Duffy & Associate (DD&A) biologist conducted a reconnaissance-level survey of the project site. Where the site is not paved, the site contains mostly bare ground and non-native invasive species (i.e., iceplant and telegraph weed). Three trees (i.e., eucalyptus and coast live oak) are located within the project site. The project site is highly disturbed and does not provide value as habitat for endangered, rare, or threatened species. A landscape plan will include 20 street trees

along Broadway Avenue and landscaping within common open space areas in compliance with City standards.

d) The proposed project would not have a significant effect related to traffic, noise, air quality, or water quality.

Traffic

The proposed project would not result in a significant increase in vehicle miles traveled (VMT) and as a result the proposed project would not have significant construction- nor operation- related traffic impacts.

Per CEQA Guidelines Section 15064.3(b)(1), traffic impacts are less than significant if the project is close to transit (i.e., "projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact"). Public Resources Code Section 21155 defines a high-quality transit corridor as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

NOW, THEREFORE, BE IT RESOLVED, that the City Council adopts the following findings in support of the requested density bonus, inclusionary housing and development concessions:

1. The proposed use is consistent with provisions of the General Plan and Zoning Ordinance.

General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Mixed Use (CMX). The land use classification is intended to promote pedestrian and transit oriented activity centers in the community with a mix of residential and commercial land uses. The proposed project would consist of multi-family apartment buildings and a mixed use commercial component in conformance with the following General Plan Goals and policies:

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people live, work, and play

Policy LU-1.4: Provide a variety of housing that complements the employment opportunities in the community.

Evidence: The proposed project will result in 105 residential units, which would include fifteen low-income affordable units to adequately provide housing opportunities to meet the City's Regional Housing Needs Assessment for the community.

Goal LU-2: Revitalize existing commercial areas.

Policy LU-2.1: Encourage consolidation of under-performing and under-utilized commercial properties.

Evidence: The project site consists of a former redevelopment owned property which has remained mostly vacant, and underdeveloped for over 30 years. The proposed development will serve to reinvigorate this area of the community by improving the value of adjacent multi-family residential sites, providing a population base to support adjacent small commercial businesses, support the Monterey-Salinas Transit line which operates on Broadway Avenue, and improve the housing stock for renters and low-income households.

Goal LU-3: Revitalize existing residential areas.

Policy LU-3.2: Improve the physical appearance of residential neighborhoods

Evidence: Seaside General Plan Policy LU-3.2 encourages development that would improve the physical appearance of residential neighborhoods. The proposed project will remove two dilapidated, non-conforming commercial buildings that would be replaced with multi-family apartment buildings and a mixed-use building consistent with the intent of the Commercial Mixed Use land use category.

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require new development to fund its share of community services, uses quality design and materials, and is compatible with surrounding uses.

Evidence: The proposed development will consist of an infill development that is surrounded by available utilities and roadways. The developer will pay for the development of infrastructure improvements (e.g. underground utilities, driveways, sidewalks, curb returns, water) needed for the development. The proposed project will be constructed at a density that is consistent with the surrounding multi-family neighborhoods and commercial uses. The overall height and scale of the development will respect the single family neighborhoods located further to the east and south of the development. The positioning of the apartment buildings will not impact the light and air access to the adjacent multi-family apartments to the north.

Policy LU-4.2: Encourage redevelopment that brings non-conforming buildings and uses into compliance with the Seaside General Plan and Zoning Ordinance

Evidence: The proposed development will remove two, dilapidated non-conforming commercial buildings and will develop the site with a high-density mixed-use development that will serve to both provide needed affordable housing opportunities and reinvigorate a commercial area of the community with pedestrian activity and real estate investment at a high level.

Housing Element

Goal H-1: Maintain a range of housing opportunities to address the existing and projected needs of the community.

Policy H-1.1: Maintain 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 rental housing.

Evidence: Seaside General Plan Policy H-1.1 of the City's Housing Element states that the City shall maintain 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. The provision of fifteen low income units under this project would support this Policy by establishing a range of housing sizes and prices within the development.

Policy H-1.2: Identify adequate sites and appropriate zoning and development standards to facilitate and encourage housing production commensurate with projected housing needs of the City.

Evidence: The project site consists of an infill development site within an existing high density commercial and residential neighborhood that would provide new rental housing stock to meet the City's regional requirements for both affordable and rental housing opportunities.

Policy H-1.3: Encourage the construction of high-density, well designed housing.

Evidence: The proposed project would provide a high quality, affordable multi-family residential project within an area of the community with concentrated high density housing. The project would provide new residential development to enhance the neighborhood and maintain adequate infrastructure service levels.

Policy H-1.4: Maintain a geographic dispersal of units affordable to low- and moderate income households throughout the City.

Evidence: The proposed project would provide fifteen low-income units that would include deed restrictions to ensure their affordability for a term of 55 years. Furthermore, the location of the affordable units would near a high transit corridor and near three grocery stores to provide the necessary amenities for a living environment within a high density development.

Policy H-1.5: Reduce potential government constraints to the production, maintenance, and development of housing.

Evidence: The granting of the density bonus for 27 units and the two development concessions to the property development standards would enable the developer to construct a project at an appropriate density with proper design amenities to ensure a quality living environment that 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.

2. The approved number of dwelling units can be accommodated by existing and planned infrastructure capacities.

Evidence: The project site consists of an in-fill development within a high density commercial and residential neighborhood with access to all public utilities and services and shopping for daily household needs and access to healthy foods and products.

3. Adequate evidence exists to indicate that the project will provide affordable housing in a manner consistent with the purpose and intent of the affordable housing standards.

Evidence: The proposed design will include 105 units of the relatively same floor plan, size, and accessibility to each unit for both the designated affordable units and market rate units consistent with the affordable housing standards.

4. There are sufficient guarantees that the units will remain affordable for the required time period.

Evidence: Property owner would be required to record the Density Bonus and Inclusionary Housing Agreement requiring the recordation of a deed restriction ensuring that the designated low-income units would remain affordable for period of 55 years from the date of occupancy of the first unit.

BE IT FURTHER RESOLVED, the City Council hereby approves the requested density bonus and development concessions subject to the following terms and conditions:

Planning:

1. The Applicant shall receive Minor Use Permit approval for the proposed project by the Zoning Administrator prior to receiving final Board of Architectural Review approval.
2. The Applicant shall receive design approval for the proposed project by the Board of Architectural Review prior to an application for a building permit for the construction of all buildings, with the exception of a foundation permit which may proceed prior to final design review approval.
3. Except as modified by these conditions of approval, plans submitted for Architectural Review application must be in compliance with the plans stamped "Received City of Seaside October 7, 2019"

Community Development Department," or as amended at the Zoning Administrator hearing, provided as Attachment 1. The Applicant shall provide fifteen (15) affordable units on the project site that will be assigned to low-income households (SMC Section 17.31.020) in accordance with the City's Density Bonus and Inclusionary Housing Agreement. Rental rate maximums for the affordable housing units shall be determined based on the County of Monterey Housing Office's 2019 Income Limits and Maximum Rental Allowances calculations for the number of bedroom units and affordability categories. The low income units shall be designated for a period of 55 years. The Density Bonus and Inclusionary Housing Agreement must be recorded prior to the Minor Use Permit hearing.

Standard:

1. The Minor Use Permit approved for this project is subject to revocation procedures contained in S.M.C. Section 17.69.060 in the event any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.
2. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
3. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
4. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed, to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
5. Project approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.

6. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Seaside, State of California, on the 7th of November 2019 by the following vote:

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

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk

Parcel One: APN: 012-191-001, Del Monte Heights Map 6, Lot 28 & 29, BLK 24

Parcel Two: APN: 012-191-001, Del Monte Heights Map 6, Lot 30 & 31, BLK 24

Parcel Three: APN: 012-191-003, Del Monte Heights Map 6, Lot 32 & 33, BLK 24

Parcel Four: APN: 012-191-004, Del Monte Heights Map 6, Lot 34 & 35, BLK 24

Parcel Five: APN: 012-191-013, Del Monte Heights Map 6, Lot 1 & 2, BLK 24

Parcel Six: APN: 012-191-016, Del Monte Heights Map 6, Lot 7 & 8, BLK 24

Parcel Seven: APN: 012-191-017, Del Monte Heights, Lot 9, 10 & 11, BLK 24

Parcel Eight: APN: 012-191-021, Del Monte Heights Map 6, Lot 23, 24 & 25, BLK 24

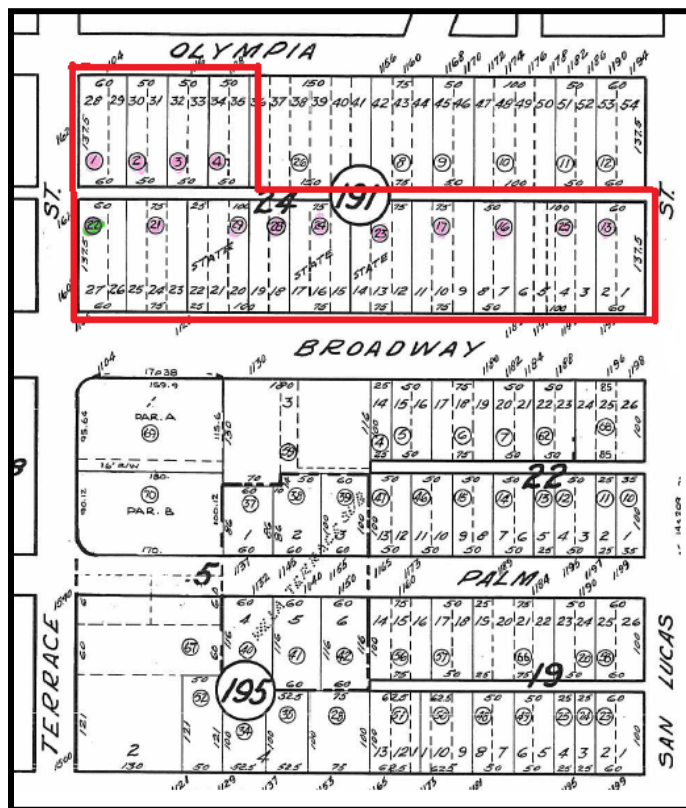
Parcel Nine: APN: 012-191-023, Del Monte Heights Map 6, Lot 12, 13 & 14, BLK 24

Parcel Ten: APN: 012-191- 024, Del Monte Heights Map 6, Lot 15, 16 & 17, BLK 24

Parcel Eleven: APN: 012-191-025, Del Monte Heights Map 6, Lot 3, 4, 5 & 6, BLK 24

Parcel Twelve: APN: 012-191-028, Del Monte Heights Map 6, Lot 18 & 19, BLK 24

Parcel Thirteen: APN: 012-191-029, Del Monte Heights Map 6, Lot 20, 21 & 22, BLK 24



Recorded at the request of and
when recorded return to:

City of Seaside
Community Development Department
City Hall
440 Harcourt Avenue
Seaside, CA 93955

No fee for recording pursuant to
CA Government code Section 27383

CITY OF SEASIDE

DENSITY BONUS AND INCLUSIONARY HOUSING AGREEMENT

This Density Bonus and Inclusionary Housing Agreement (hereinafter "Agreement") is entered into this 7th day of November, 2019 by and between West End Partners LLC (Property Owners), hereinafter referred to as "Developer" and the City of Seaside, a municipal corporation, hereinafter referred to as "the City," for the provision of the new construction of 9 multi-family buildings and one mixed-use building for a total of 105 residential units and 4,079 square feet of commercial floor area. The project site comprised of thirteen parcels identified in Exhibit A, attached and incorporated hereto by reference, generally located on the north side of the 1100 block of Broadway Avenue between Terrace Street, San Lucas Street, and Olympia Avenue, Seaside, California hereinafter referred to as "Project" to implement the City of Seaside's Inclusionary Housing Ordinance requirements.

A. PROJECT DESCRIPTION

The Project consists of new construction of 9 multi-family buildings and one mixed-use building with a total of 105 residential units and 4,079 square feet of commercial space. The property is currently identified as Assessor's Parcel Numbers: 012-191-001, 002, 003, 004, 013, 016, 017, 021, 023, 024, 025, 028 and 029. The new residential units and commercial space are to be developed pursuant to the approval of Minor Use Permit application number MUP-19-13, scheduled to be considered by the Zoning Administrator on November 18, 2019. Pursuant to Minor Use Permit approval, the Developer shall dedicate fifteen (15) rental housing units restricted to occupancy by low-income households for a period of no less than 55 years (hereinafter "inclusionary unit") and as specified in this Agreement.

B. AGREEMENT RECORDATION

This executed Density Bonus and Inclusionary Housing Agreement, by and between Developer and the City, shall be recorded prior to the Minor Use Permit hearing in order to facilitate the recordation of the required restrictive covenants. No rental of the non-inclusionary market rate units shall occur prior to recordation of this

Agreement.

C. NUMBER OF UNITS FOR DENSITY BONUS

Of the 105 multi-family residential units on the subject property, 27 units are associated with the density bonus increase at a rate of 35% of the code-permitted 78 units.

D. NUMBER OF AFFORDABLE HOUSING UNITS

Of the 105 multi-family residential units on the subject property, fifteen units shall be restricted to occupancy by low-income households as defined by California Health and Safety Code Section 50093.

E. AFFORDABLE HOUSING UNIT RENTAL PRICE

Rental of the low-income inclusionary unit shall be restricted to households with a combined annual income no greater than that identified in Table 1, depending on the household size. Household income limits are based on the 2019 State Housing and Community Development Department median income limits, current as of the date of this Agreement, as calculated from 80% of the Monterey County Area Median Income of \$71,274.00

Table 1: Maximum Household Income Limits (Annual)

Persons in Household	1	2	3	4	5
Low Income	\$50,300	\$57,500	\$64,700	\$71,850	\$77,600

After household eligibility is determined, the maximum rental rate for the low-income inclusionary unit shall be restricted as follows:

Table 2: Maximum Rental Rates

Persons in Household	1	2	3	4	5
Maximum Rental Rate	\$1,048	\$1,198	\$1,348	\$1,497	\$1647

For households of six (6) persons or greater, the State Housing and Community Development Department income and rental limits shall apply.

F. HOUSING TYPE OF AFFORDABLE HOUSING UNIT

In accordance with Seaside Municipal Code Section 17.32.040 (Standards for Inclusionary Housing), inclusionary units shall be dispersed throughout a residential

development and inclusionary units shall be comparable in infrastructure (including sewer, water and other utilities), construction quality and exterior design (e.g., design, style, trim, finishes) to the market-rate units. Inclusionary units may be smaller in aggregate size and have different interior finishes and features than market-rate units so long as the interior features are durable, of good quality and consistent with contemporary standards for new housing. The inclusionary unit interior finish appearance may vary somewhat from those in the non-restricted units. The number of bedrooms shall be the same as those in the market-rate units, except that if the market-rate units provide more than four bedrooms, the inclusionary units need not provide more than four bedrooms. The interior cubic feet of cabinetry and storage areas, shall be proportional to that of the equivalent non-restricted units.

G. TIMING OF CONSTRUCTION

All required inclusionary units shall be constructed and occupied concurrently with or prior to the construction and occupancy of the associated market-rate units or development. In a phased development, the inclusionary units may be constructed and occupied in proportion to the number of units in each phase of the residential development; provided, that the last inclusionary unit in the project shall be occupied before the last market-rate unit in the final phase.

H. LOCATION AND SIZE

The inclusionary units shall be dispersed throughout the residential development, with a minimum of one inclusionary unit per parcel. The inclusionary units shall also be identified on Building Permit Plans submitted by the Developer and a recorded copy submitted to the City for the construction of the inclusionary unit.

I. AVAILABILITY AND PHASING OF INCLUSIONARY UNIT

The inclusionary units shall be rented to current qualified households and available for rent concurrent in time with the rental of the market rate units in the same rental phase on the subject property.

J. MAINTENANCE OF AFFORDABILITY

The continued affordability of the inclusionary unit shall be maintained for a minimum of 55 years and shall be ensured through the execution and recordation of a deed restriction prepared by the City and executed by Developer. The Developer shall be responsible for certifying the income of the tenant to the City at the time of initial rental, and annually thereafter. This shall be completed by viewing acceptable documentation, including income tax statements or a W-2 form for the previous calendar year, and submitting, on a form approved by the City, a certification that the tenant qualifies as an income eligible household.

The Developer shall apply the same rental terms and conditions to tenants of the

inclusionary unit as are applied to all other tenants, except as otherwise required to comply with this Agreement (i.e., rent levels, occupancy restrictions and income requirements) and/or government subsidy programs. Discrimination based on subsidies received by the prospective tenant is prohibited.

Whenever the inclusionary unit becomes available, the Developer shall immediately notify the City in writing and shall fill the inclusionary unit upon vacancy by either: (1) selecting income-eligible households themselves as long as the Developer complies with the City's publication requirements as stipulated in Seaside Municipal Code Section 17.31.100.C (Publication of Availability of Units); or (2) selecting income-eligible households from the City's Section 8 Housing Choice Voucher Waiting List, if available.

If, after moving into the inclusionary unit, the tenant's income eventually exceeds the income limit for that unit, the tenant may remain in the unit as long as his/her income does not exceed 150 percent of the income limit for the original unit. Once the tenant's income exceeds 150 percent of the income limit for the original unit, the following shall apply:

1. If the tenant's income does not exceed the income limits of other inclusionary units in the residential development, the Developer may, at the Developer's option, allow the tenant to remain in the original unit at the tenant's new applicable affordable housing cost, as long as the next vacant unit is re-designated for the same lower income category applicable to the original unit. If the owner does not want to re-designate the next vacant unit, the tenant shall be given one year's notice to vacate the unit.
2. If there are no units designated for a higher income category within the residential development that may be substituted for the original unit, the tenant shall be given one year's notice to vacate the unit.

K. AFFORDABLE HOUSING UNIT PLACED IN A RENTABLE CONDITION

Rentable condition is defined as: All interior surfaces shall be painted, unless waived by the City of Seaside. Interior carpets replaced if worn, or cleaned if acceptable to the City of Seaside. All appliances inspected and in working order if less than five (5) years of age. If an appliance is more than five (5) years of age, the appliances shall be replaced prior to the sale of the inclusionary unit. The interior shall be clean and odor free. Low-flow toilets shall be installed consistent with water-wise management practices. Any leaking showers, faucets and other fixtures shall be replaced or repaired. All storage and patios shall be free of any prior tenant's possessions.

L. PROVISION OF AFFORDABLE HOUSING

To be eligible to rent the inclusionary unit, any tenant must be income qualified and meet all other program requirements. In addition, the tenant must agree to occupy the premises as their principal residence during the entire rental period.

The following households are ineligible to rent the designated inclusionary unit at the Project: no household may occupy the inclusionary unit unless the City or its designee has approved either the household's eligibility; any household that includes one or more individuals having any financial interest in the project, including the Developer, owner, any partner, investor, contractor, subcontractor or employee thereof.

M. SUCCESSOR IN INTEREST

The terms, covenants, and conditions of this Agreement shall apply to and shall bind the heirs, successors, and assigns of the parties hereto and shall be covenants running with the land. Provided, however, it is expressly agreed that the restrictions herein contained shall not cause a forfeiture of title upon violation thereof.

N. AFFORDABILITY

The applicant shall agree to, and the city shall ensure, the initial occupant of all for-rental/sale units that qualified the applicant for the award of the density bonus are persons and families of very low, low, or moderate income, as required per the density bonus percentages awarded for the initial development, and that the units are offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the California Health and Safety Code. The city shall enforce an equity sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity sharing agreement: California Government Code Section 65915(c)(2)(A-E).

O. ENFORCEMENT

It shall be a misdemeanor to violate any provision of this Agreement. Without limiting the generality of the foregoing, it shall also be a misdemeanor for any person to sell or rent to another person the inclusionary unit under this Agreement at a price or rent exceeding the maximum allowed under this Agreement or to sell or rent the inclusionary unit to a household not qualified under this Agreement. It shall further be a misdemeanor for any person to provide false or materially incomplete information to the City or to a seller or lessor of the inclusionary unit to obtain occupancy of housing for which he or she is not eligible.

P. LITIGATION

If either party is required to initiate litigation to enforce the terms and conditions of this Agreement or to seek damages by reason of this Agreement or to seek damages by reason of the breach of the terms and conditions of this Agreement, the prevailing party in that litigation shall be entitled to recover reasonable attorney's fees and costs incurred in conjunction with such litigation.

The venue of any action concerning the terms and conditions of this Agreement

shall be a court of appropriate jurisdiction in the County of Monterey, State of California.

If any material provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions of this Agreement shall not be terminated. In the event the invalid portion is determined to be immaterial, the remainder of the Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

Q. AMENDMENT OF AGREEMENT

No change in or addition to all or any part of this Agreement, except as provided in this Agreement, shall be valid unless in writing and signed by both parties. No changes in or additions to this Agreement shall impact any units already rented under terms of this Agreement.

R. ASSIGNMENT

This Agreement may be assigned by Developer to any successor in interest to the Project without the prior consent of the City provided that such successor in interest agrees to be bound by the terms hereof and the City receives written notice and an executed copy of such assignment within ten (10) business days of its assignment. After such assignment, Developer shall be relieved of all obligations hereunder.

IN WITNESS WHEREOF, this Agreement has been executed by the parties as of the date first written above and represents a binding agreement on the parties hereto.

Approved As To Form By:

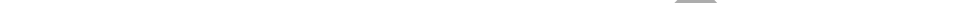
City of Seaside

Date

Developer

Date

State of California)
) SS:
County of Monterey)



I certify under PENALTY OF PERJURY under the Laws of the State of California that the foregoing paragraph is true and correct.

Signature _____
Signature of Notary Public _____

OPTIONAL

Signer(s) Other Than Named Above:

EXHIBIT A

Parcel One: APN: 012-191-001, Del Monte Heights Map 6, Lot 28 & 29, BLK 24

Parcel Two: APN: 012-191-001, Del Monte Heights Map 6, Lot 30 & 31, BLK 24

Parcel Three: APN: 012-191-003, Del Monte Heights Map 6, Lot 32 & 33, BLK 24

Parcel Four: APN: 012-191-004, Del Monte Heights Map 6, Lot 34 & 35, BLK 24

Parcel Five: APN: 012-191-013, Del Monte Heights Map 6, Lot 1 & 2, BLK 24

Parcel Six: APN: 012-191-016, Del Monte Heights Map 6, Lot 7 & 8, BLK 24

Parcel Seven: APN: 012-191-017, Del Monte Heights, Lot 9, 10 & 11, BLK 24

Parcel Eight: APN: 012-191-021, Del Monte Heights Map 6, Lot 23, 24 & 25, BLK 24

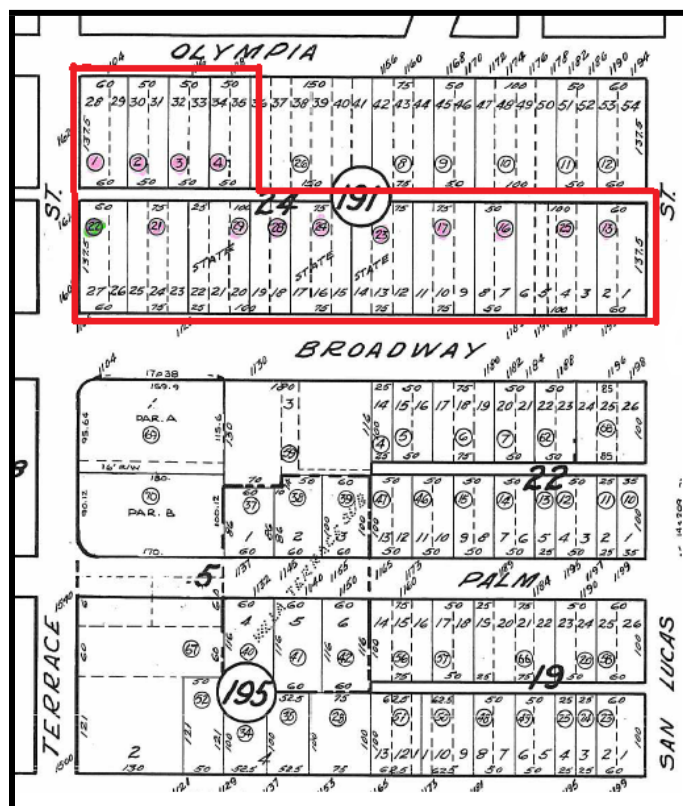
Parcel Nine: APN: 012-191-023, Del Monte Heights Map 6, Lot 12, 13 & 14, BLK 24

Parcel Ten: APN: 012-191- 024, Del Monte Heights Map 6, Lot 15, 16 & 17, BLK 24

Parcel Eleven: APN: 012-191-025, Del Monte Heights Map 6, Lot 3, 4, 5 & 6, BLK 24

Parcel Twelve: APN: 012-191-028, Del Monte Heights Map 6, Lot 18 & 19, BLK 24

Parcel Thirteen: APN: 012-191-029, Del Monte Heights Map 6, Lot 20, 21 & 22, BLK 24





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.G.

TO: City Council

FROM: Craig Malin, City Manager

BY: Roberta Greathouse, Human Resources Director/Risk Manager
Samantha Alcaraz Sakhrani, Human Resources Specialist

DATE: November 7, 2019

**SUBJECT: APPROVE A RESOLUTION ADOPTING AN UPDATED SALARY
SCHEDULE FOR PART-TIME EMPLOYEES THAT REFLECTS THE
NEW STATE MINIMUM WAGE THAT TAKES EFFECT JANUARY 1,
2020**

PURPOSE & RECOMMENDATION

Adopt a resolution updating the City's salary schedule for part-time employees in order to comply with the new state minimum wage that takes effect January 1, 2020.

BACKGROUND

The State of California enacted legislation that increases the minimum wage every year until 2020 when it reaches \$15.00 per hour. Currently, California's minimum wage is \$12.00 hour. For employers who employ 26 or more employees, it is scheduled to increase as follows:

1. On January 1, 2020, the minimum wage will increase to \$13 per hour.
2. On January 1, 2021, the minimum wage will increase to \$14 per hour.
3. On January 1, 2022, the minimum wage will increase to \$15 per hour.

Adjusting the hourly wage for entry level classifications in order to comply with minimum wage also requires salary increases for other part-time classifications to prevent compaction between the entry level and journey level positions. Staff recommends implementation of the proposed salary schedule which provides an increase in the hourly rate for most of the part-time classifications. The proposed

increases were also reviewed against the recent classification and compensation study to ensure the increase moves each position closer to the median of the market.

The last across the board salary increase for part-time employees occurred in 2016 when the minimum wage increased to \$10.00 per hour. Staff implemented the 2017 and 2018 minimum wage adjustments by placing new and existing staff in pay steps that complied with the appropriate minimum wage.

All part-time positions where there is a full-time equivalent position will be paid at the hourly rate established for the full-time position. In some cases that hourly rate will be adjusted for certain negotiated benefits that part-time positions do not receive. As an example, the part-time Police Records Technician hourly rate will be 3% less than the full-time rate as the part-time position does not contribute 3% toward the City's PERS retirement contribution.

The salary schedule for positions designated as 30 hour will continue to consist of five steps with 5% separating each step and the salary schedule for part-time temporary positions will contain eight steps with 2.5% between each step. This will provide departments with greater flexibility in setting appropriate hourly pay rates for staff.

It is recommended the new salary schedule take effect on December 28, 2019, which is the first day of the pay period that includes January 1, 2020.

FISCAL IMPACT

The impact of implementing the State mandated minimum wage is estimated to be \$88,697 for Fiscal Year 2019/2020. This increase was not fully budgeted and any necessary budget adjustments will be addressed as needed.

ATTACHMENTS

1. Resolution
 2. Copy of 2020 2.5 Part Time Salary Schedule
 3. Copy of 2020 30 hr Part Time Salary Schedule
-

Reviewed for Submission to the
City Council by:

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Craig Malin, City Manager

RESOLUTION NO. 19-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE
ADOPTING AN UPDATED SALARY SCHEDULE THAT REFLECTS THE NEW
MINIMUM WAGE**

WHEREAS, the City's Classification Plan of positions may be amended on recommendation of the City Manager and approval by the City Council; and

WHEREAS, in order to provide greater efficiency in the operation of the City and enhance service levels, certain job classifications have been prepared; and

WHEREAS, there is a need to adopt a new part-time Salary Schedule effective December 28, 2019, to reflect the new State minimum wage increase; and

WHEREAS, these changes to the part-time Salary Schedule will enhance the organizational structure of part-time positions and improve service levels;

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Seaside hereby approves the attached Salary Schedule for part-time employees.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 7th day of November, 2019, by the following vote:

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

Ian N.Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk

DRAFT
2020 Seasonal Part-Time Salary Schedule

FOR JOB CLASSIFICATIONS WORKING LESS THAN 1,000 PER YEAR
8 steps; 2.5% between steps

Occupational Job Families and Job Classes	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Current top Step	Hrly Increase (top step to top step)	Proposed Increase	% behind Market (before increase)
Aquatics Programs													
Lead Lifeguard	9	\$ 15.84	\$ 16.24	\$ 16.64	\$ 17.06	\$ 17.48	\$ 17.92	\$ 18.37	\$ 18.83	\$ 16.34	\$ 1.14	7.00%	-5.57%
Water Safety Instructor	7	\$ 15.08	\$ 15.46	\$ 15.84	\$ 16.24	\$ 16.65	\$ 17.06	\$ 17.49	\$ 17.93	\$ 15.55	\$ 1.10	7.05%	2.06%
Lifeguard	4	\$ 14.00	\$ 14.35	\$ 14.71	\$ 15.08	\$ 15.45	\$ 15.84	\$ 16.24	\$ 16.64	\$ 13.75	\$ 1.70	12.39%	-9.09%
Recreation Programs													
Recreation Leader IV	9	\$ 15.84	\$ 16.24	\$ 16.64	\$ 17.06	\$ 17.48	\$ 17.92	\$ 18.37	\$ 18.83	\$ 15.52	\$ 1.96	12.66%	-15.05%
Recreation Leader III	7	\$ 15.08	\$ 15.46	\$ 15.84	\$ 16.24	\$ 16.65	\$ 17.06	\$ 17.49	\$ 17.93	\$ 14.78	\$ 1.87	12.62%	-26.91%
Recreation Leader II	3	\$ 13.66	\$ 14.00	\$ 14.35	\$ 14.71	\$ 15.08	\$ 15.46	\$ 15.84	\$ 16.24	\$ 13.40	\$ 1.68	12.52%	-15.37%
Recreation Leader I	1	\$ 13.00	\$ 13.33	\$ 13.66	\$ 14.00	\$ 14.35	\$ 14.71	\$ 15.08	\$ 15.45	\$ 13.40	\$ 0.95	7.09%	-9.60%
Other													
Intern	7	\$ 15.08	\$ 15.46	\$ 15.84	\$ 16.24	\$ 16.65	\$ 17.06	\$ 17.49	\$ 17.93	\$ 15.00	\$ 1.65	10.97%	n/a

Scheduled Minimum Wage Adjustments:

2020 \$13.00
2021 \$14.00
2022 \$15.00

DRAFT
2020 Regular Part-Time Salary Schedule

JOB CLASSIFICATIONS SCHEDULED AN AVERAGE OF 30 HOURS PER WEEK
5 STEPS; 5% BETWEEN STEPS

Occupational Job Families and Job Classes	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Current top Step	Hrly Increase (top step to top step)	Proposed Increase	% behind Market (before increase)
Aquatics Programs										
Pool Manager	21	\$ 21.30	\$ 22.37	\$ 23.48	\$ 24.66	\$ 25.89	\$ 23.67	\$ 2.22	9.38%	6.57%
Assistant Pool Manager	16	\$ 18.83	\$ 19.77	\$ 20.76	\$ 21.80	\$ 22.89	\$ 20.41	\$ 2.48	12.14%	-9.40%
Senior Lifeguard	12	\$ 17.06	\$ 17.91	\$ 18.81	\$ 19.75	\$ 20.74	\$ 18.04	\$ 2.70	14.95%	-9.96%
Recreation Programs										
Recreation Specialist II	19	\$ 20.28	\$ 21.29	\$ 22.36	\$ 23.48	\$ 24.65	\$ 19.91	\$ 4.74	23.81%	-19.96%
Recreation Specialist	15	\$ 18.37	\$ 19.29	\$ 20.25	\$ 21.27	\$ 22.33	\$ 18.04	\$ 4.29	23.77%	-12.56%
Rec Bus Driver	16	\$ 18.83	\$ 19.77	\$ 20.76	\$ 21.80	\$ 22.89	\$ 18.04	\$ 4.85	26.87%	-29.20%
Administrative Group										
Office Assistant	16	\$ 18.83	\$ 19.77	\$ 20.76	\$ 21.80	\$ 22.89	\$ 20.80	\$ 2.09	10.04%	3.80%
Facility Receptionist	13	\$ 17.48	\$ 18.35	\$ 19.27	\$ 20.24	\$ 21.25	\$ 18.49	\$ 2.76	14.91%	-1.47%
Volunteer Coordinator	16	\$ 18.83	\$ 19.77	\$ 20.76	\$ 21.80	\$ 22.89	\$ 18.49	\$ 4.40	23.79%	-1.47%
Facilities Group										
Lead Facility Attendant	12	\$ 17.06	\$ 17.91	\$ 18.81	\$ 19.75	\$ 20.74	\$ 18.04	\$ 2.70	14.95%	-4.47%
Facility Attendant	9	\$ 15.84	\$ 16.63	\$ 17.46	\$ 18.34	\$ 19.25	\$ 16.75	\$ 2.50	14.95%	-1.47%

Note: The following job classifications are equivalent to the full-time rates:

Admin Assistant; Senior Admin Asst; Firefighter; Police Officer Reserve; Police Records Tech; and Youth Resource Center Coordinator.



CITY OF SEASIDE STAFF REPORT

Item No.: 8.H.

TO: City Council

FROM: Craig Malin, City Manager

BY: Dominique Davis, City Clerk Administrative Assistant

DATE: November 7, 2019

**SUBJECT: APPROVE APPOINTMENTS TO NEWLY CREATED CJOBS
COMMISSION (COMMISSION ON JOBS, OPPORTUNITIES AND
BUSINESS IN SEASIDE)**

PURPOSE & RECOMMENDATION

Approve appointments to the Commission on Jobs, Opportunities and Business in Seaside "C-JOBS".

BACKGROUND

The Commissions, Committees and Boards are City Council appointed advisory bodies that are intended to enhance communication and coordination between the City Council and the community. This alliance provides the community direct involvement in policy-making and conveying of vital information.

According to Seaside Municipal Code 2.14.040, the Mayor with advice and consent of the City Council, shall make appointments to Commissions, Committees and Boards. As directed by Council, the Mayor and a rotating Council Member meet with all applicants prior to appointment. The City Manager designates Department Heads or other staff members to act as staff liaison to committee including to regularly attend meetings of advisory bodies to provide technical support.

The C-Jobs was recently established in September 2019 to provide recommendations to the City Council on policies, programs, and projects, which may encourage investment, increase job creation, improve workforce training and other opportunities,

or otherwise expand business opportunities in Seaside.

As stated in Ordinance No. 1062, C-JOBS shall consist of 9 (nine) voting members appointed by the Mayor and approved by the City Council. In addition, the Mayor and Mayor Pro Tem shall serve as ex-officio, non-voting members. The composition of the membership includes representatives from business and labor, commercial or industrial property owners, government or government-affiliated official, owner, officer or managing executive of a business or an industry located in the city, and/or residents at-large.

On behalf of the Mayor, staff coordinated efforts to invite a proposed list of members to participate on this Commission. 6 (six) out of 8 (eight) of the proposed persons responded to the invitation confirming their interest and acceptance to serve. As a result, the following appointments are recommended for this inaugural C-JOBS roster:

APPLICANT, TERM

Mary Claypool, 2 years
David Rodriguez, 2 years
Mariam Alao, 2 years
Ron Glover, 2 years
Franco Pacheco, 2 years
Allen Groves, 2 years

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

None

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



CITY OF SEASIDE STAFF REPORT

Item No.: 9.A.

TO: City Council

FROM: Craig Malin, City Manager

BY: Lesley Milton, Assistant City Manager

DATE: November 7, 2019

SUBJECT: ADOPTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE CHAPTER 2.14 TO EXPAND THE PARKS AND RECREATION COMMISSION AND ART AND HISTORY COMMISSION AND TO CODIFY THE ENVIRONMENTAL COMMITTEE AND HOMELESS COMMITTEE TO COMMISSIONS (SECOND READING ROLL CALL VOTE)

PURPOSE & RECOMMENDATION

Adopt the proposed ordinance amending Chapter 2.14 of the Municipal Code Boards and Commissions.

BACKGROUND

Cities should strive at all possible times to make decisions with its residents, not merely for them. As the needs of a city change, so too should its Commissions to reflect the mission and vision. Over the last three years, at the request of residents, the City has been focusing its efforts on improving the quality of life for its residents including the renovation of parks.

The City of Seaside mission is "Include Innovate and Inspire" and keeping the element of inclusiveness, staff is recommending expanding the membership of the Park and Recreation Commission and the Art and History Commission to allow more resident input into the process for increased citizen representation. These positions have become very coveted, as they do not come open often and have the ability to be very impactful.

This ordinance proposes to expand the membership of both committees by adding two additional positions to each, increasing membership from seven members to nine. All duties and objectives would remain unchanged.

Additionally, in 2018 the City Council approved the creation of the Environmental Committee as well as the Commission on the Status of Homelessness. Now that the committees are fully formed, their duties and responsibilities have been approved, the proposed ordinance would codify both committees, including the creation, composition, term and duties into the Municipal Code in perpetuity.

The draft ordinance was introduced at the May 2, 2019 Regular City Council meeting and there was concern that more input was needed from the Commissions directly regarding the expansion as well as the naming of the commissions. Staff discussed the draft ordinance with each commission and confirms this ordinance is in alignment with the direction provided by the commissions. The proposed draft was passed to print at the October 17, 2019 City Council meeting.

FISCAL IMPACT

The only fiscal impact associated with this item is the cost of codifying the ordinance, which will be less than \$500.

ATTACHMENTS

1. Draft Ordinance
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE

AMEND CHAPTER 2.14 BOARD AND COMMISSIONS TO EXPAND THE MEMBERSHIP OF THE PARKS AND RECREATION COMMISSION AND THE ART AND HISTORY COMMISSION AND TO CODIFY THE ENVIRONMENTAL COMMISSION AND HOMELESS COMMISSION

WHEREAS, Cities should strive at all possible times to make decisions with its residents, not merely for them; and

WHEREAS, As the needs of a city change, so too should its Commissions to reflect the mission and vision. Over the last three years, at the request of residents, the City has been focusing its efforts on improving the quality of life for its residents including the renovation of parks; and

WHEREAS, The City of Seaside mission is "Include, Innovate and Inspire" and keeping with the element of inclusiveness, staff is recommending expanding the membership of the Park and Recreation Commission and the Art and History Commission to allow more resident input into the process for increased citizen representation; and

WHEREAS, the City Council approved the creation of an Environmental Committee and The Committee on the Status of Homelessness and those committees now formed can be codified into the Municipal Code as commissions.

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

SECTION 1. Purpose and Intent

The purpose of this ordinance is to expand the membership of both the Art and History Commission and the Parks and Recreation Commission by adding two additional positions to each, increasing membership from seven members to nine. All duties and objectives would remain unchanged. Additionally, in 2018 the City Council approved the creation of the Environmental Committee as well as a Homeless Committee. Now that the committees are fully formed, their duties and responsibilities have been approved, the proposed ordinance would codify both committees, including the creation, composition, term and duties into the Municipal Code in perpetuity.

SECTION 2. Revisions to Chapter 2.

SMC 2.24 NEIGHBORHOOD IMPROVEMENT COMMISSION

2.24.020 Compensation and Terms of Office

The commission shall consist of ~~seven~~ **nine** members. The appointed members shall hold office for three years. (Ord. 1055 § 3, 2018; Ord. 773§ 1 (Exh. A), 1990)

Chapter 2.28 RECREATION AND PARK COMMISSION

2.28.020 Composition and Terms of Office.

The recreation and park commission shall consist of ~~seven~~ **nine** regular members. The appointed members of the commission shall hold office for three years. (Ord. 971 § 2, 2008; Ord. 887 § 2, 2000; Ord. 773 § 1 (Exh. A), 1990)

SECTION 3. Additions to Chapter 2.

SMC 2.19 ENVIRONMENTAL COMMISSION

2.19.010 Created.

2.19.020 Composition and terms of office.

2.19.030 Duties.

2.19.040 Objectives.

2.19.010 Created

The Environmental Committee investigates and advocates sound environmental policy and action in the areas of air quality, water quality, energy and waste management, flora and fauna protection and community planning.

2.19.020 Composition and Terms of Office

The Environmental Committee shall have nine voting members, appointed by the City Council for a term of three years. Residents of Seaside or professionals, scholars or students in any

related field of the environmental sciences are eligible to serve as members. At least one high school student residing in Seaside and at least one student at CSUMB or MPC shall be appointed as a full voting member. A City Council member shall be appointed by the City Council as a non-voting member.

2.19.030 Duties.

The Environmental Committee shall conduct public meetings and prepare recommendations to the City Council on matters regarding the environment to include without limitation unless otherwise noted:

- A. Review and comment on City ordinances, policies and programs and state mandates relate to environmental regulations, risks and pollution abatement, clean water, air and energy, flora, fauna and biome protection and community planning topics expressly beyond the realm of the Planning Commission.
- B. Serve in advisory capacity to the City Council, commissions, committees, and boards on related issues
- C. Identify strategic environmental goals for the City and estimate resources needed to accomplish these goals; investigate funding to implement programs to benefit the community
- D. Develop policies and plans for increasing environmental awareness in cooperation with other public and private agencies to include school districts

2.19.040 Objectives.

- A. The Environmental Committee shall meet not less than six times per year.
- B. The Environmental Committee shall monitor the City's progress in complying with principles established in Resolution 17-47.
- C. The Environmental Committee shall prepare an annual recommended work plan to the City Council not later than three months in advance of each fiscal year.

SMC 2.20 HOMELESSS COMMISSION

2.20.010 Created.

2.20.020 Composition and terms of office.

2.20.030 Duties.

2.20.040 Objectives.

2.20.020 Composition and terms of office.

The Homeless Commission shall consist of seven appointed voting members and one, non-voting City Council member, all appointed by the City Council. Voting members shall hold office for three years.

2.20.030 Duties.

The Homeless Commission shall have the power, and it shall be the duty of the commission to make recommendations to the City Council and to advise the Council in the following matters:

- A. Review and comment on City ordinances, programs and policies and state mandates related to housing, CDBG grants and programs, and other poverty mitigation programs;
- B. Monitor and assist the City's progress in implementing needed homeless services and facilities;
- C. Develop policy recommendations and processes to measure the effectiveness of new and existing policies in ending and preventing homelessness and coordinate with the CDAC for their required reporting in the HUD mandated Annual Action Report;
- D. Identify strategic goals for the City and estimate resources needed to accomplish these goals; investigate funding to implement programs to benefit the homeless community.
- E. Identify partnerships with County, City and other community programs that can be leveraged to achieve the goals of ending or preventing homelessness in the City of Seaside.

2.20.040 Objectives.

The Homeless Commission shall:

- A. Hold public meetings on matters related to homelessness;
- B. Investigate best and contemporary practices with regard to eliminating and preventing homelessness;
- C. Serve in advisory capacity to the City Council, commissions, committees, and boards on related issues;
- D. Prepare an annual report to the City Council on progress and effectiveness of various programs and policies.

19.11.010. Severability. If any word, phrase, sentence, part, section, subsection, or other portion of this Chapter, or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this Chapter, and all applications thereof, not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The City Council hereby declares that it would have passed this title, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases had been declared invalid or unconstitutional.”

SECTION 3. Effective date. This Ordinance shall take effect thirty (3) days after its final passage and adoption by the Council.

INTRODUCED AND PASSED TO PRINT at a regular meeting of the City Council of the City of Seaside held on ____, 2019.

ADOPTED as an Ordinance of the City Council of the City of Seaside at a regular meeting of the City Council held on _____ 2019, by the following vote:

AYES:	Council members:
NOES:	Council members:
ABSENT:	Council members:
ABSTAIN:	Council members:

Ian N. Oglesby, Mayor

Attest:

Lesley Milton-Rerig, City Clerk



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 9.B.

TO: City Council

FROM: Craig Malin, City Manager

BY: Rick Medina, Senior Planner
Gloria Stearns, Community Development Manager

DATE: November 7, 2019

SUBJECT: SEASIDE MUNICIPAL CODE AMENDMENT SMA-19-02. THE CITY OF SEASIDE, APPLICANT, IS INTRODUCING AN ORDINANCE FOR THE APPROVAL A TEXT AMENDMENT TO SECTION 17.14.030.B – TABLE 2-4 OF THE ZONING CODE, TO ALLOW FOR A SMALL COLLECTION RECYCLING FACILITY TO BE LISTED AS BEING ALLOWED IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT WITH A USE PERMIT. THE TEXT AMENDMENT WILL BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES PER SECTION 15061(3). FIRST READING.

PURPOSE & RECOMMENDATION

Pass to print the proposed text amendment for adoption at the November 21, 2019 City Council Meeting.

BACKGROUND

With the closure of the small collection recycling facility located within the Santa Fe Market parking lot located at 1710 Fremont Boulevard in August of 2019, the Planning Division has been in contact with the operator (Adas Recycling) to relocate this business elsewhere in the City. Based on recent changes in California's laws on recycling, a fine of \$100.00 per day can be placed on retail stores that sell CRV beverages if a small collection recycling facility is not located within 1/2 mile radius of the retail store. A retailer could be relieved of the daily fee by paying consumers the

refund value for all empty CRV beverage containers they bring to the store; however, City staff has determined that most small retailers do not have the available space inside the store nor the staff to accommodate this function. A copy of a notice that was sent to the Santa Fe Grocery store in Seaside on January 17, 2018 regarding a notice for recycling convenience fees is provided as Attachment 2. A Site photo showing how the small recycling facility was set-up in the parking lot is provided as Attachment 3. A small collection facility is a center occupying less than 350 square feet where the public may redeem recyclable materials. Given the financial impacts that recycling laws of California have on local businesses coupled with the beneficial sustainable aspects such use will have on the community, the Text Amendment has been initiated by City staff.

Under the current Zoning standards, a small recycling facility is allowed with a Minor Use Permit in the Community Commercial (CC) and Regional Commercial (CRG) zoning districts. The City of Seaside has initiated a Text Amendment to Section 17.14.030.B - Table 2-4 - of the Seaside Municipal Code (Zoning Code) in order to allow for a small collection recycling facility with a Use Permit in the Commercial Mixed Use (CMX) zoning district. City staff has identified the Commercial Mixed Use (CMX) Zone as an area that would be compatible for this type of land use subject to obtaining a Use Permit. A map showing the CC, CRG and CMX zones is provided as Attachment 4.

The recycling operator who was operating the small collection facility at the Santa Fe Market has since approached the City regarding possible location in the 1800 block of Fremont Boulevard and 1100-1200 Blocks of Broadway Avenue which are in the CMX zoning district. A small collection facility within the CMX zones of the City would provide additional coverage to accommodate recycling needs associated with the City's small retail grocery and convenience stores along Fremont Boulevard from Hilby Avenue to the south and Military Avenue to the north and along Broadway Avenue to Alhambra Street to the west and Noche Buena Street to the east. A map showing the 1/2 mile distance from the mid point of the CMX zones on Fremont Boulevard and Broadway Avenue is provided as Attachment 5.

In accordance with Section 17.52.210.C of the Seaside Municipal Code, a small recycling facility shall comply with the following standards:

- Not be located within 50 feet of any parcel zone or occupied for residential use; and
- Be setback at least 10 feet from any public right-of-way and not obstruct pedestrian or vehicular circulation.

The code sections listed above will not be affected or modified by the text amendment. The only change to City policies will be adding a small recycling facility as a UP land Use in the CMX zone. An UP would require the City to conduct a public hearing before the Planning Commission and notice all property owners within a 300 foot radius of the public hearing prior to granting the land use entitlement for such use.

The proposed Text Amendment was reviewed by the Planning Commission on September 25, 2019. The Planning Commission recommended approval of the text amendment subject to a Use Permit being granted for a small collection facility when located in the CMX zone. The Planning Commission expressed that due to the close proximity of residential neighborhoods and residential uses within a CMX zone that the review of such use should be under the purview of the Planning Commission versus the Zoning Administrator. Primary land uses discussed by the Planning Commission were screening of materials, noise from the filling and emptying of containers, and hours of operation depending on the sensitivity of the nearby residential receptor. Per the noticing requirements of the City, all property owners located within a 300-foot radius of a proposed site in the CMX zone would be notified prior to the issuance of a Use Permit.

City staff has not received any response to the proposed Text Amendment which was published in the Monterey Weekly on Thursday, October 24, 2019 and ran thru its distribution until Wednesday, October 30, 2019. Based on the Ordinance affecting the CMX zone citywide, the City is only required to provide notice via a publication in a local newspaper/periodical. As noted above, an individual site selected for a future use would require notification of adjacent property owners.

FISCAL IMPACT

There is no anticipated fiscal impact to the City associated with this text amendment.

ATTACHMENTS

1. Attachment 1 - Draft Ordinance
2. Attachment 1 - Exhibit A to Ordinance
3. Attachment 2 - State Notice
4. Attachment 3 - Site Photos
5. Attachment 4 - Zoning Map
6. Attachment 5 - Half Mile Radius

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE

APPROVING TEXT AMENDMENTS TO TITLE 17 OF THE SEASIDE MUNICIPAL CODE, SECTION 17.14.030.B – TABLE 2-4 - AND MAKING AN ENVIRONMENTAL DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

THE CITY COUNCIL OF THE CITY OF SEASIDE DOES ORDINANCE AS FOLLOWS:

Section 1. In accordance with Section 17.74.050 of the Seaside Municipal Code, it is the responsibility of the City Council to consider and weigh the merits of proposed text amendments to the Seaside Municipal Code and the public input received on the proposed text amendments in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

Section 2. On September 25, 2019 the Seaside Planning Commission held a public hearings to provide the City Council with a recommendation on the proposed text amendments and considered all oral comments and written information concerning the proposed Ordinance in making its recommendation to the City Council; and

Section 3. On November 7, 2019, the Seaside City Council introduced the first reading of the draft Ordinance and considered oral comments and written information concerning this Ordinance at a duly noticed public hearing; and on the basis of the record thereof finds the following facts to be true;

Findings:

1. The proposed text amendment to Section 17.14.030.B-Table 2-4 to Title 17 of the Seaside Municipal Code are consistent with the goals and policies of all elements of the General Plan.

Evidence: The proposed text amendment will continue to ensure that all new development will fund its share of community services and facilities (e.g. parks, roads, trails, and utilities); uses quality design and materials; and is compatible with surrounding uses, the site, and available infrastructure in that each small collection recycling facility proposed would be subject to the review and approval of a use permit

2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Evidence: The approval of a small collection recycling facility would be subject to the review and approval of a Use Permit Application to ensure that the location and operation of the business would complement existing land use, and enhance the character of the community and its

neighborhoods.

3. The exemption from the California Environmental Quality Act (CEQA) Guidelines.

Evidence: 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 text amendments would not have an environmental effect on the environment and that the text amendments are covered by the general rule exemption CEQA Guidelines 15061 (b)(3) in that CEQA applies only to projects that have the potential for causing a significant effect on the environment. A small collection facility would involve the use of an area not exceeding 350 square feet and is typically contained within a metal storage container or structure not exceeding 180 square feet. A small collection facility also would not involve the use or disposal of hazardous materials.

Section 4. The proposed amendments to Title 17 of the Seaside Municipal Code consist of a text amendment to Section 17.14.030.B – Table 2-4 of the Seaside Municipal Code to add a Use Permit abbreviation under the column of the CMX Zone standard for a Small Collection as shown on Exhibit A.

*** Proposed added text is shown with bold underline (Underline)**

Section 5. Severability.

A. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable.

B. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentences, clauses or phrases even if certain parts are held to be unconstitutional, invalid or unenforceable.

Section 6 Legal Construction. The provisions of this Ordinance shall be construed as necessary to effectively carry out its purposes, which are hereby found and declared to be in furtherance of public health, safety, and welfare.

Section 7. Effective Date. This Ordinance shall become effective thirty (30) days after its final passage and adoption at a duly noticed public hearing for the second reading of the proposed text amendments.

Section 8. The City Clerk shall certify to the adoption of this Ordinance and shall, within thirty (30) days after passage, publish a summary of this Ordinance in accordance with Section 36933 of the Government Code of State of California with the names of City Council members voting for and against it.

INTRODUCED at a regular meeting of the City Council of the City of Seaside on the 7th day of November, 2019, and

PASSED AND ADOPTED by the City Council of the City of Seaside on the ____ day of _____, 2019, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

APPROVED:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk

17.14.030 Commercial Zone Land Uses and Permit Requirements SHARE

A. General permit requirements. Table 2-4 identifies the uses of land allowed by this Zoning Ordinance in each commercial zone, and the planning permit required to establish each use, in compliance with Section [17.10.030](#) (Permitted Land Uses and Planning Permit Requirements).

B. Requirements for certain specific land uses. Where the last column in Table 2-4 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

Laundry, dry cleaning plant	–	–	–	–	P	
Manufacturing/processing – Light	–	–	–	–	P	
Printing and publishing	–	–	–	–	P	
Recycling facility – Reverse vending machine	MUP	MUP	MUP	MUP	MUP	17.52.210
Recycling facility – Small collection facility	<u>UP</u>	MUP	MUP	–	MUP	17.52.210
Recycling facility – Large collection facility	–	–	–	–	MUP	17.52.210
Recycling facility – Processing facility	–	–	–	–	UP	17.52.210
Recycling facility – Scrap and dismantling yard	–	–	–	–	UP	17.52.210
Research and development (R&D)	–	–	UP	–	P	
Storage – Outdoor	–	–	–	–	UP	
Storage – Personal storage facility (mini-storage)	–	–	–	–	UP	
Storage – RVs, boats	–	–	–	–	UP	
Storage – Warehouse, indoor storage	–	–	–	–	UP	
Wholesaling and distribution	–	–	–	–	UP	

Proposed
Text
Amendment
:Add UP in
Underline



DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY

801 K STREET, MS 19-01, SACRAMENTO, CALIFORNIA 95814 • (916) 322-4027 • WWW.CALRECYCLE.CA.GOV

January 17, 2018

DealerID: DL230728.001

Store Manager
Santa Fe Foods
1712 Fremont Blvd
Seaside, CA 93955

**FINAL NOTICE: IMMEDIATE ACTION REQUIRED
TO ENSURE RECYCLING CONVENIENCE**

Dear Store Manager:

The Department of Resources Recycling and Recovery (CalRecycle) administers California's beverage container recycling law. This law is designed to provide people with convenient locations to return their empty beverage containers for the California Refund Value (CRV). As a retail store that sells CRV beverages, you share the responsibility for providing this convenience.

How Does This Affect You?

As explained in the First and Second Notices that you have already received, your store has been identified as a beverage dealer that is located within a convenience zone that does not have a certified recycling center. This means that people who shop in your area do not have a convenient location to return their beverage containers for CRV.

What Does the Law Require?

Dealers are allowed a 60-day grace period to work with property managers, local government and recycling center operators to establish a recycling center in your area. This grace period has expired without a recycling center becoming operational. As a result, you must now do one of the following two things:

- A. Pay consumers the refund value for all empty CRV beverage containers they bring to your store for recycling
- or*
- B. Pay a daily fee of \$100 per day to CalRecycle. Please note that the daily fee is a compliance option in state law and is not a fine. By paying the daily fee, you are relieved of the responsibility to redeem CRV containers for consumers.



What Do You Need To Do Now?

After carefully reviewing all the information enclosed, you need to complete these three steps:

1. ***Decide whether you are going to accept containers from consumers (Option A) or pay the daily fee (Option B).*** Most dealers choose Option A since the volume of containers brought back to stores is usually small. However, this is not a guarantee as volume may vary by location. ***IMPORTANT: Public Resources Code 14571.6 (a)(1) requires that you submit to the Division an Option A Affidavit to validate in-store redemption. Unless you provide verification that you sent an Option A Affidavit, the Division has no way of knowing that your store redeems CRV. You will default to Option B, pay \$100/day.***
2. ***Fill out the corresponding side of the form titled "Dealer Affidavit".*** The Dealer Affidavit must be signed and returned to CalRecycle within ten calendar days of the date you received this notice. ***Failure to return the affidavit defaults you as choosing Option B, and you will receive invoices to pay \$100 per day to CalRecycle.*** If necessary, it is your responsibility to forward this information to your corporate office or store owner.
3. ***Make sure the Option A or Option B requirements are being met at your store.*** If you choose Option A, please refer to the enclosures titled "Instructions for Redeeming Empty Beverage Containers" and "CRV Computation Sheet" for assistance completing this process.

If a certified recycling center becomes operational within your convenience zone at any time, CalRecycle will immediately notify you in writing. We will provide the name and address of the new recycling center. At that time, you may begin directing consumers to the recycling center.

If you have any questions regarding this notice, please contact the Convenience Zone Unit at 916-322-0195. To help us assist you better, please provide your dealer identification number, DL230728.001, when you call.

Sincerely,



Walt Simmons
Supervisor
Convenience Zone Unit

Attachment 3

Site Photos

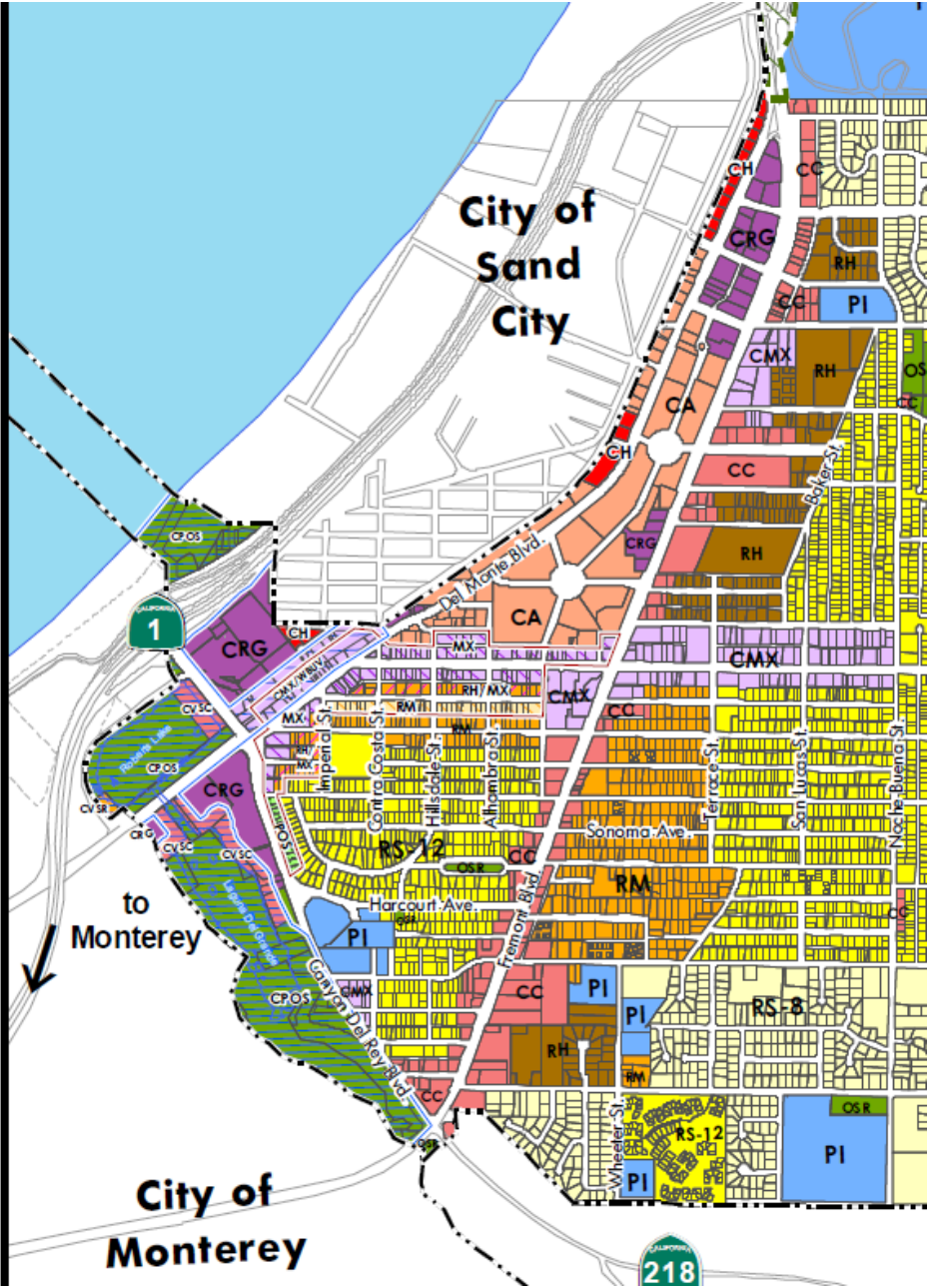


View from Fremont Boulevard



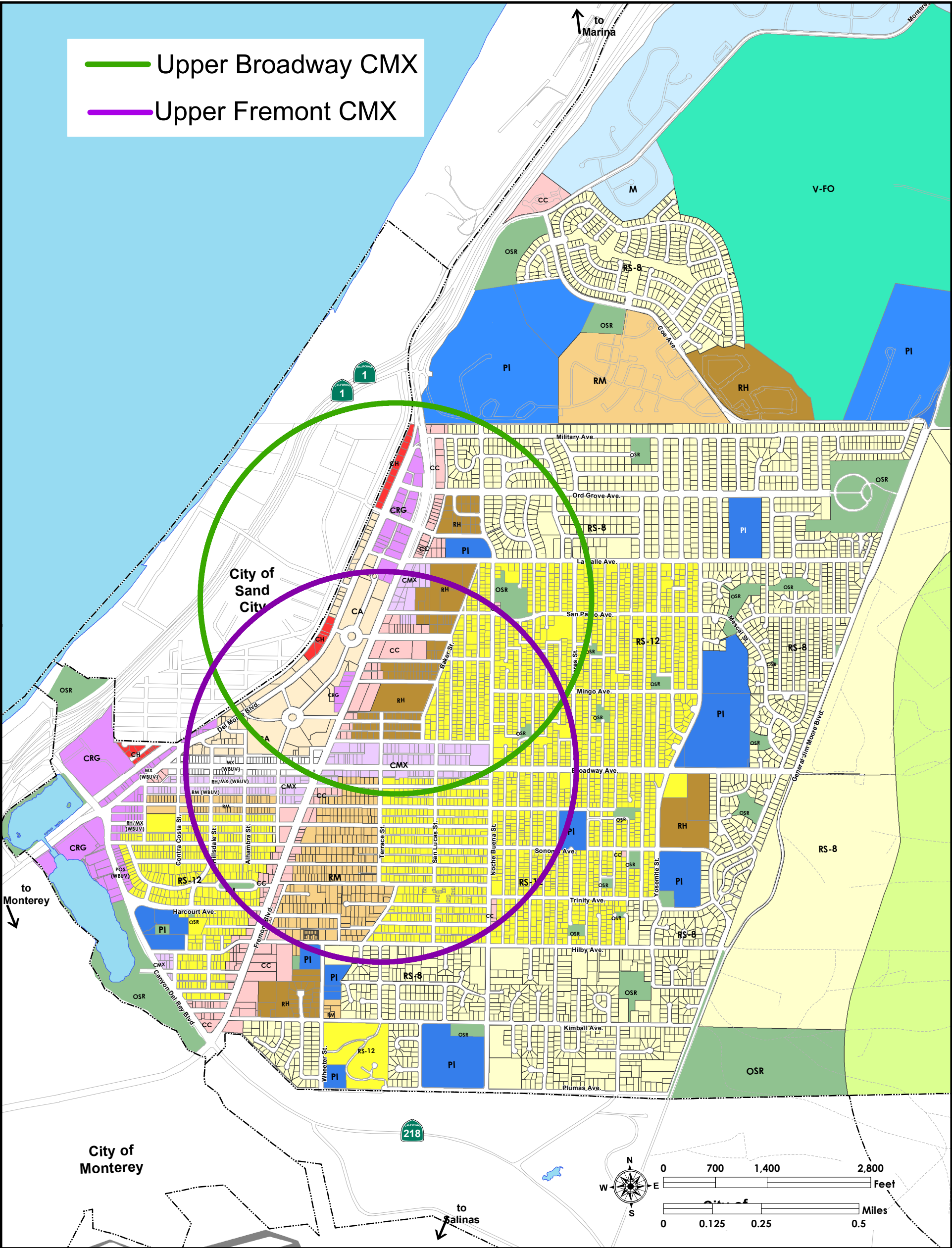
View from Fremont Boulevard

Attachment 4
Zoning Map



- CC - Community Commercial
- CRG - Regional Commercial
- CMX - Commercial Mixed Use

Attachment 4
Zoning Map



Seaside Zoning Districts

- | | | |
|---|----------------------------|-----------------------------------|
| RS-8 - Single-family Residential | CA - Automotive Commercial | PI - Public / Institutional |
| RS-12 - Single-family Residential | CC - Community Commercial | M - Military |
| RM - Medium Density Residential | CH - Heavy Commercial | V-FO - Visitor-Serving Commercial |
| RM - Medium Density Residential (WBUV) | CMX - Commercial Mixed Use | OSR - Open Space - Recreation |
| RH - High Density Residential | MX - Mixed Use (WBUV) | OSC - Open Space - Conservation |
| RH/MX - High Density Residential/Mixed Use (WBUV) | CRG - Regional Commercial | POS - Parks and Open Space (WBUV) |

Note: WBUV = West Broadway Urban Village Specific Plan

City of Seaside, GIS 2010; last revised 5/11/10



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 9.C.

TO: City Council

FROM: Craig Malin, City Manager

BY: David Little, Building Official

DATE: November 7, 2019

SUBJECT: INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 15 OF THE SEASIDE MUNICIPAL CODE ADOPTING THE 2019 EDITIONS OF THE CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, ELECTRICAL, MECHANICAL, ENERGY, GREEN BUILDING STANDARDS, FIRE CODES, RELATED MODEL CODES AND THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTS.

PURPOSE & RECOMMENDATION

Pass to print the draft ordinance amending Chapter 15 of the Seaside Municipal Code relating to buildings and construction, repealing and adopting by reference the 2019 California Building Code, the California Residential Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code, the California Green Building Standards Code, the California Energy Code, the 2018 International Property Maintenance Code, the 2019 California Fire Code and amendments thereto.

BACKGROUND

Every 3 years the State of California updates and amends the California Code of Regulations (CCR-Title 24) which is commonly known as building, construction and related codes. The State of California Building Standards Commission adopts and publishes amendments to national model codes and updates codes specific to the State of California. Cities and counties that do not adopt updated state codes locally by reference are required to follow State Codes only as written. The updated code version codified in the Seaside Municipal Code (SMC) prior to January 1, 2020, will enable the

City of Seaside to enforce building and related codes through local methods and processes contained in the SMC.

FISCAL IMPACT

There is no financial impact associated with the adoption of the Ordinance. This Ordinance does not modify any of the City's building or development fees.

ATTACHMENTS

1. Draft Ordinance
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE

ADOPTING THE 2019 EDITIONS OF THE CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, ELECTRICAL, MECHANICAL, ENERGY, GREEN BUILDING STANDARDS AND FIRE CODES, AND RELATED MODEL CODES, WITH APPENDICES AND AMENDMENTS THERETO AND AMENDING TITLE 15 OF THE SEASIDE MUNICIPAL CODE

WHEREAS, Pursuant to Sections 17922, 17958, 17958.5 and 17958.7 of the California Health and Safety Code, the City may adopt the provisions of the California Building, Residential, Plumbing, Mechanical, Electrical, Energy Green Building Standards, Fire Codes, and the International Property Maintenance Code, with certain amendments to the provisions of the California codes which are reasonably necessary to protect the health, welfare and safety of the citizens of Seaside because of local climatic, geological and topographical conditions; and

WHEREAS, the City Council hereby makes factual findings set forth in respective sections of Chapter 15.04 of the Seaside Municipal Code relating to the amendments made to the California codes; and

WHEREAS, the factual findings made are valid and relate to the amendments made to the California codes in this adoption.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEASIDE:

SECTION 1. Chapter 15.04 "Building and International Codes Adopted" of Title 15 "Buildings and Construction" of the Seaside Municipal Code, adopting by reference the "latest editions" of the California Building Code, the California Residential Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code, the California Green Building Standards Code, the California Energy Code, the International Property Maintenance Code and the California Fire Code and amendments thereto, is hereby repealed; provided, however, that such repeal shall not affect or excuse any violation of any of said codes occurring prior to the effective date of this ordinance.

SECTION 2. A new Chapter 15.04 is hereby added to Title 15 of the Seaside Municipal Code to read as follows:

"Chapter 15.04 BUILDING AND INTERNATIONAL CODES ADOPTED

- 15.04.010 Adoption of California Building Code and Related Model Codes.
- 15.04.020 Adoption of the 2019 California Building Code.

15.04.030	Portions of the 2019 California Building Code Not Approved, Adopted or Incorporated by Reference.
15.04.031	Section 105.3.2 of Chapter 1 of the 2019 California Building Code- Amended.
15.04.032	Section 105.5 of Chapter 1 of the 2019 California Building Code- Amended.
15.04.033	Section 1705.3 of Chapter 17 of the 2019 California Building Code- Amended.
15.04.034	Section 1905.1.8. of Chapter 19 of the 2019 California Building Code- Amended.
15.04.035	Adoption of the 2019 California Residential Code.
15.04.036	Portions of the 2019 California Residential Code Not Approved, Adopted or Incorporated by Reference.
15.04.037	Section R105.5 Expiration of Permit- Amended
15.04.038	Table R302.6 of Chapter 3 of the 2019 California Residential Code- Amended.
15.04.039	Section R313.1 "exception" of Chapter 3 of the 2019 California Residential Code- Deleted
15.04.040	Section R313.2 "exception" of Chapter 3 of the 2019 California Residential Code- Deleted
15.04.041	Section 403.1.3 Seismic Reinforcing of the 2019 California Residential Code- Amended.
15.04.042	Section R602.10.4.3 Limits on Methods GP and PCP- Amended
15.04.043	Section R902.1.1 Roof Coverings Within Very-High Fire Hazard Severity Zones- Amended
15.04.045	Adoption of the 2019 California Plumbing Code.
15.04.050	Reserved.
15.04.060	Portions of the 2019 California Plumbing Code Not Approved, Adopted or Incorporated by Reference.
15.04.070	Adoption of the 2019 California Mechanical Code.
15.04.080	Reserved.
15.04.090	Adoption of the 2019 California Electrical Code.
15.04.100	Adoption of the 2019 California Green Building Standards Code.
15.04.105	Reserved.
15.04.110	Portions of the California Green Building Standards Not Approved, Adopted or Incorporated by Reference.
15.04.120	Adoption of the 2019 California Energy Code.
15.04.130	Adoption of the 2018 International Property Maintenance Code
15.04.140	Portions of the 2018 International Property Maintenance Code Not Approved, Adopted or Incorporated by Reference.
15.04.150	Reserved.
15.04.160	Reserved.
15.04.170	Adoption of the 2019 California Fire Code including all Appendices.
15.04.180	Bureau of Fire Prevention Established.

- 15.04.190 Reserved
- 15.04.200 Section 307.3 of Chapter 3 of the California Fire Code – Amended.
- 15.04.210 Section 307.4.3 of Chapter 3 of the California Fire Code – Added.
- 15.04.220 Sections 903.2 and 903.3.1.3 and 903.6 of Chapter 9 of the California Fire Code – Amended.
- 15.04.230 Appendices of the California Fire Code – Adopted and Amended

15.04.010 Adoption of California Building Codes and Related Model Codes.

There is hereby adopted by reference by the City Council, for the purpose of prescribing regulations for the erection, construction, enlargement, alteration, repair, improvement, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures, the following codes: the California Building Code, 2019 edition, based on the 2018 International Building Code, as published by the International Code Council; the California Residential Code, 2019 edition, based on the 2018 International Residential Code, as published by the International Code Council; the California Plumbing Code, 2019 Edition, based on the 2018 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, including the Appendices; the California Mechanical Code, 2019 Edition, based on the 2018 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials; the California Electrical Code, 2019 Edition, based on the 2017 National Electrical Code as published by the National Fire Protection Association; the California Green Building Standards Code, 2019 edition as published by the California Building Standards Commission; the International Property Maintenance Code, 2018 edition, as published by the International Code Council; and the California Fire Code, 2019 edition, based on the 2018 International Fire Code, as published by the International Code Council including the Appendices, together with omissions, amendments, exceptions and additions thereto as set forth in this Chapter.

The provisions of the foregoing codes, as amended by this Chapter shall constitute the Building Regulations of the City of Seaside. Where the California Code of Regulations and/or California Building Standards Code differ from any provisions of the Building Regulations of the City, said stricter State regulations shall govern.

15.04.020 Adoption of the California Building Code.

- A. Except as otherwise provided for in this Chapter, the California Building Code, 2019 edition, Volumes I, II, including Appendices thereto, together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 Part 2 of the California Code of Regulations are approved and adopted by reference, and made a part hereof as if fully set forth herein.
- B. One copy of the California Building Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.030 Portions of the California Building Code Not Approved, Adopted or Incorporated by Reference.

The following portions of the California Building Code, 2019 edition, and/or appendices thereto, are not approved or adopted or incorporated in this Chapter by reference, and shall not be deemed to be a part of this Chapter or a part of the building code of the City of Seaside: All of the appendices with the exception of the following Appendices or portions thereof:

- A. Appendix H, Signs.
- B. Appendix I, Patio Covers.
- C. Appendix J, Grading.

15.04.031 Section 105.2 of Chapter 1 of the California Building Code-Amended

Section 105.2 is hereby amended to read as follows:

105.2 Work exempt from a permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. One-story detached accessory structures and portable structures used as tool and storage sheds, playhouses and other similar uses, accessory to single-family dwellings if less than one hundred twenty square feet in gross floor area. Exempt structures shall comply with the front, side, and rear setback requirements, lot coverage, maximum height and minimum clearances from the main residence and other structures. Unpermitted accessory structures shall not be equipped with electrical, plumbing or mechanical features that would otherwise require a permit. Land/sea cargo containers do not qualify as residential accessory structures.
2. Residential retaining walls not exceeding four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
3. Residential decks, platforms, on-site paths, and driveways that do not exceed (18") eighteen inches above natural grade, are not part of an accessible route,

do not serve as a required landing at a door, do not exceed the allowable lot coverage for impermeable surfaces, and comply with front, side and rear setback requirements where applicable.

4. Residential painting, papering, tiling, carpeting, cabinets and countertops, other than kitchen countertops having electrical receptacle spacing requirements.

15.04.031 Section 105.3.2 of Chapter 1 of the California Building Code- Amended

Section 105.3.2 is hereby amended to read as follows:

105.3.2 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of the application shall expire, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing that circumstances beyond control of the applicant have prevented action from being taken and the extension has been submitted in writing prior to the expiration date.

If a permit has not been obtained after the first extension, additional extensions of 90 days may be granted provided the applicant submits this request in writing prior to the expiration date AND pays a fee as established by resolution of the City Council for each requested 90 day extension, provided a new code has not been adopted and the project has not changed in scope.

Exception: If a project has been approved by the City pending an outside agency approval prior to expiration, written extensions will not be required.

15.04.032.1 Section 105.5 of the California Building Code Amended

Section 105.5 is hereby amended to read as follows:

105.5 Expiration of Permits. Every permit issued by the building official under the provisions of the technical codes shall expire and become null and void, if the project authorized by such permit has not achieved an approval for one of the required inspections identified in section 110.3 of the 2019 California Building Code within 180 days of issuance of such permit.

The building official may grant a one-time permit extension of 180 (one-hundred eighty) days provided the applicant submits a request in writing prior to the permit

expiration and the project has not changed in scope. Additional extension requests of one hundred and eighty (180) days may be granted by the building official if the request is made in writing prior to the expiration date, the project has not changed in scope, the project has obtained at least one inspection approval AND the applicant pays a fee as established by resolution of the City Council for each one hundred and eighty (180) day extension provided a new code has not been adopted.

Before work can commence or recommence under an expired permit, a new permit application must be submitted and a permit obtained along with all applicable fees as a new project.

All existing projects are subject to this section and will be subject to the conditions listed above.

15.04.032.2 Section 109.4 of Chapter 1 of the California Building Code-Amended

Section 109.4 is hereby amended to read as follows:

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee, in addition to the permit fee, which shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the adopted permit fee.

Subsequent un-permitted work by the same permittee shall result in a progressive investigation fee being assessed, second violation would result in a three times the permit fee for the investigation fee, a third violation would result in a four times the permit fee for the investigation fee, a fourth violation would result in a five times the permit fee for the investigation fee, and so on to a maximum of a ten times the permit fee for the investigation fee.

The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes nor from the penalty prescribed by law.

15.04.032.3 Section 111.2 of Chapter 1 of the California Building Code-Amended

Section 111.2 is hereby amended to read as follows:

111.2 Certificate Issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws which

are enforced by the code enforcement agency, the building official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of that portion of the building for which the certificate is issued.
5. A statement that the described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The design occupant load.

15.04.033 Section 1705.3 of Chapter 17 of the California Building Code amended

Section 1705.3 is hereby amended to read as follows:

1705.3 Concrete construction. The special inspections and verifications for concrete construction shall be as required by this section and Table 1705.3.

Exception: Special inspections shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 pound per square inch (psi) (17.2 Mpa).

15.04.034 Section 1905.1.8 of Chapter 19 of the California Building Code amended

Section 1905.1.8 is hereby amended to read as follows:

1905.1.8 ACI 318, section 22.10. Delete ACI 318, Section 22.10, and replace with the following:

22.10 - Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

22.10.1- Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

(a) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

Exception: In detached one- and two-family dwelling three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.

(b) Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exception: 1. In detached one- and two-family dwellings three stories or less in height and constructed with stud bearing walls, plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

15.04.035 Adoption of the California Residential Code.

- A. Except as otherwise provided for in this Chapter, the California Residential Code, 2019 edition, including the Appendices thereto, together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 Part 2.5 of the California Code of Regulations are approved and adopted by reference, and made a part hereof as if fully set forth herein.
- B. One copy of the California Residential Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.036 Portions of the California Residential Code Not Approved, Adopted or Incorporated by Reference.

The following portions of the California Residential Code, 2019 edition, and/or appendices thereto, are not approved or adopted or incorporated in this Chapter by reference, and shall not be deemed to be a part of this Chapter or a part of the building code of the City of Seaside: All of the appendices with the exception of the following Appendices or portions thereof: Section R313 is deleted in its entirety, and all of the appendices with the exception of the following appendices or portions thereof:

- A. Appendix G, Swimming Pools and Hot Tubs.

15.04.037 Section R105.5 Expiration of Permit

Section R105.5 is hereby amended to read as follows:

R105.5 Expiration of Permit or Plan Review.

R105.5.1 Expiration of Permit. Every permit issued by the building official under the provisions of the technical codes shall expire and become null and void, if the project authorized by such permit has not achieved an approval for one of the required inspections identified in section 110.3 of the 2013 California Building Code within 180 days of issuance of such permit.

The building official may grant a one-time permit extension of 180 (one-hundred eighty) days provided the applicant submits a request in writing prior to the permit expiration and the project has not changed in scope. Additional extension requests of one hundred and eighty (180) days may be granted by the building official if the request is made in writing prior to the expiration date, the project has not changed in scope, the project has obtained at least one inspection approval AND the applicant pays a fee as established by resolution of the City Council for each one hundred and eighty (180) day extension provided a new code has not been adopted.

Before work can commence or recommence under an expired permit, a new permit application must be submitted and permit obtained along with all applicable fees as a new project.

All existing projects are subject to this section and will be subject to the conditions listed above.

R105.5.1 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of the application shall expire, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing that circumstances beyond control of the applicant have prevented action from being taken and the extension has been submitted in writing prior to the expiration date.

If a permit has not been obtained after the first extension, additional extensions of 90 days may be granted provided the applicant submits this request in writing prior to the expiration date AND pays a fee as established by resolution of the City Council for each requested 90 day extension, provided a new code has not been adopted and the project has not changed in scope.

Exception: If a project has been approved by the City pending an outside agency approval prior to expiration, written extensions will not be required.

15.04.038 Section R302.1 is hereby amended as follows:

Delete Section R302.1 "exceptions" in its entirety. (Seaside Municipal Code is more restrictive.)

15.04.039 Table R302.6 of the California Residential Code amended.

Table R302.6 is hereby amended to read as follows:

~~"Not less than 1/2"~~ "Not less than 5/8" type X in all columns in the table.

15.04.040 Section R313.1 of the California Residential Code amended.

Delete Section R313.1 "exception" in its entirety. (Seaside's amended Fire Code is more restrictive.)

15.04.041 Section R313.2 of the California Residential Code amended.

Delete Section R313.2 "exception" in its entirety (Seaside's amended Fire Code is more restrictive.)

15.04.042 Section R403.1.3 of the California Residential Code amended.

R403.1.3 Seismic reinforcing. Concrete footings located in Seismic Design Categories D0, D1 and D2, as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D0, D1 and D2 where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D0, D1 and D2 where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D0, D1 and D2 masonry stem walls without solid grout and vertical reinforcing are not permitted.

Exception: In detached one- and two-family dwellings which are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

15.04.043 Section R602.10.4 and Table R602.10.3(3) of the California Residential Code amended.

Section R602.10.4 and Table R602.10.3(3) are hereby amended to read as follows:

2013 CRC Section R602.10.4 and Table R602.10.3(3)

Add a new footnote "e" to the end of CRC Table R602.10.3(3), to read:

e. In Seismic Design Categories D0, D1, and D2, Method GB is not permitted and the use of Method PCP is limited to one-story single family dwellings and accessory structures.

Add the "e" footnote notation in the title of Table R602.10.3(3) to read:

TABLE R602.10.3(3)e

Add a new subsection R602.10.4.4, to read:

R602.10.4.4 Limits on methods GB and PCP. In Seismic Design Categories D0, D1, and D2, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D0, D1, and D2, the use of Method PCP is limited to one-story single family dwellings and accessory structures.

15.04.044 Section R902.1.1. of the California Residential Code amended.

Section R902.1.1 is hereby amended to read as follows:

R902.1.1 Roof coverings within ALL fire hazard severity zones. Any new roof on a new or existing structure, and any re-roofing of an existing structure of 50% or more of the total roof area within a one-year period shall be of a fire retardant roof or class A roof.

15.04.045 Adoption of the California Plumbing Code.

A. Except as otherwise provided for in this Chapter, the California Plumbing Code, 2019 edition, including the appendices thereto, together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 Part 5 of the California Code of Regulations are approved and adopted by reference, and made a part hereof as if fully set forth herein.

B. One copy of the California Plumbing Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.050 Reserved

15.04.060 Portions of the California Plumbing Code Not Approved, Adopted or Incorporated by Reference.

The following portions of the California Plumbing Code, 2019 edition, and/or appendices thereto, are not approved or adopted or incorporated in this Chapter by reference, and shall not be deemed to be a part of this Chapter or a part of the plumbing code of the City of Seaside: All of the appendices with the exception of the following appendices or portion thereof:

- A. Appendix G, Graywater Systems.
- B. Appendix I, Installation Standards.

15.04.070 Adoption of the California Mechanical Code.

A. Except as otherwise provided for in this Chapter, the California Mechanical Code, 2019 edition including the appendices, together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 part 4 of the California Code of Regulations are approved and adopted by reference, and made a part hereof as if fully set forth herein.

B. One copy of the California Mechanical Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.080 Reserved

15.04.090 Adoption of the California Electrical Code.

A. Except as otherwise provided for in this Chapter, the California Electrical Code, 2019 edition, together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 Part 3 of the California Code of Regulations are approved and adopted by reference, and are hereby incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.

B. One copy of the Cal Electrical Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.100 Adoption of the California Green Building Standards.

A. Except as otherwise provided for in this Chapter, the California Green Building Standards, 2019 edition including the appendices, together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 part 4 of the California Code of Regulations are approved and adopted by reference, and made a part hereof as if fully set forth herein.

B. One copy of the California Green Building Standards has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.110 Portions of the California Green Building Standards Not Approved, Adopted or Incorporated by Reference.

The following portions of the California Green Building Standards, 2019 edition, and/or appendices thereto, are not approved or adopted or incorporated in this Chapter by

reference, and shall not be deemed to be a part of this Chapter or a part of the Green Building Standards of the City of Seaside:

All of the appendices.

15.04.120 Adoption of the California Energy Code.

A. Except as otherwise provided for in this Chapter, the California Energy Code, 2019 edition including the appendices, together with those omissions, amendments, exceptions and additions thereto as set forth in Title 24 part 4 of the California Code of Regulations are approved and adopted by reference, and made a part hereof as if fully set forth herein.

B. One copy of the California Energy Code has been filed for use and examination by the public in the Office of the Building Official of the City of Seaside.

15.04.130 Adoption of the International Property Maintenance Code.

A. The International Property Maintenance Code, 2018 edition, is hereby adopted by reference and made a part hereof as if fully set forth herein.

B. One copy of the International Property Maintenance Code has been filed for use and examination by the public in the office of the Building Official of the City of Seaside.

15.04.140 Amendments of the 2018 International Property Maintenance Code.

The text of the 2018 International Property Maintenance Code, as adopted and amended by Section 15.04.130, is further amended to conform to the current California Building Standards Code and as recommended by the building official as follows:

Delete the following references	Insert the following references
International Building Code and International Residential Code	Current California Building Code and current California Residential Code
International Mechanical Code	Current California Mechanical Code
International Electrical Code	Current California Electrical Code
International Fire Code	Current California Fire Code
International Plumbing Code	Current California Plumbing Code

International Existing Building Code	Current California Existing Building Code
International Zoning Code	City of Seaside – Zoning Ordinance
International Fuel Gas Code	Current California Plumbing Code
Name of jurisdiction	City of Seaside
Jurisdiction to insert appropriate schedule	Current fees established by resolution of the city council.
Board of appeals	Hearing officer appointed by the city manager
Code Official or Health Official	Building Official or his/her designee

15.04.141 Section [A] 102.7.1 of the 2018 International Property Maintenance Code – Amended as follows:

[A] 102.7.1 Conflicts. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where conflicts occur between the provisions of this code and California Statutes, the provisions of the latter shall apply.

15.04.142 Section [A] 103 of the 2018 International Property Maintenance Code – Amended as follows:

[A] 103.1 General. The Building Official in charge of the Seaside Building & Code Department shall be known as the code official in this chapter.

[A] 103.3 Deputies. The code official shall have the authority to appoint one or more deputies. Such employees shall have the powers as delegated by the code official.

[A] 103.4 Liability. The code official or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings.

The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

15.04.143 Section [A] 104 of the 2018 International Property Maintenance Code – Amended as follows:

[A] 104.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by the code, provided that if such structure or premises is occupied the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent, or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.

15.04.144 Section [A] 108 of the 2018 International Property Maintenance Code – Amended as follows:

[A] 108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned and shall be posted and vacated in accordance with this section and declared to be a public nuisance and the violations shall be abated by repair, rehabilitation, demolition or removal pursuant to the provisions of this code.

[A] 108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered, occupied or maintained contrary to Title 15; or one that is partially constructed, reconstructed or demolished upon which work is abandoned. Work is deemed abandoned when there is no valid building or demolition permit.

[A] 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure boarded according to Appendix A or fenced, so as not to be an attractive nuisance and/or to prevent entry. Upon failure of the owner or owner's authorized agent to board the premises within the time specified in the order, the code official shall cause the premises to be boarded and secured

through any available public agency or by contract or arrangement by private persons and the cost for such boarding shall be a debt owed by the owner, shall be charged against the real property upon which the structure is located, and shall be a lien upon such real property and shall be collected by any legal means.

[A] 108.3 Notice. Whenever the code official has condemned a structure or equipment under the provisions of this section, the code official shall obtain a preliminary or survey title report as to the building, structure, or premises, which shall identify all owners of record, holders of mortgages, deeds of trust or other liens and encumbrances of record. In accordance with section 107.3 of this code, the code official shall serve the persons listed in the preliminary or survey title report with notice described in section 107.2 of this code. In addition, the notice shall be posted in a conspicuous place on in or about the structure or premises affected by such notice. If the notice pertains to equipment, it shall be placed on the condemned equipment.

[A] 108.4.1 Placard removal. The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action was based has been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code and applicable state law and Title 15.

[A] 108.5 Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who occupies a placarded premises or operates placarded equipment, and any owner, owner's authorized agent or person responsible for the premises who lets anyone occupy a condemned premises or operate condemned equipment shall be liable for the penalties provided by this code and Title 15.

15.04.145 Section [A] 109 of the 2018 International Property Maintenance Code – Amended as follows:

[A] 109.5 Costs of emergency repairs. Cost incurred in the performance of emergency work may be paid by the city. Such costs shall be a debt owed to the city by the owner. The city attorney may institute appropriate legal action against the owner of the premises or the owner's authorized agent where the unsafe structure is or was located for the recovery of such costs.

[A] 109.6 Appeal. Once the emergency work has been completed, the owner may appeal the need for the emergency repairs and/or the costs for such work, in the manner provided in Sections 17.36.120 and 17.36.130 within seven calendar days after service according to Section 107 of this code of the statement of costs.

15.04.146 Section [A] 110 of the 2018 International Property Maintenance Code – Amended as follows:

[A] 110.3 Failure to comply. If the owner of a premises or owner's authorized agent fails to comply with a demolition order within the time prescribed, the code official may cause the structure to be demolished and removed according to the procedure set forth in Seaside Municipal Code section 2.58.040(A.)(3.)(c.)

15.04.147 Section [A] 111 of the 2018 International Property Maintenance Code – Amended as follows:

[A] 111.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code may appeal that decision, notice or order by filing an appeal with the city clerk within seven calendar days of the date of service of that decision, notice, or order. The appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. The appeal shall identify the real property, state the grounds for the appeal, and state all material facts in support of the appeal.

[A] 111.2 Notice of Hearing. Notice of hearing shall be conducted as provided for in Seaside Municipal Code section 17.36.080(C.).

~~**[A] 111.2.1 Alternate members.** The chief appointing authority shall appoint a minimum of two alternate members who shall be called by the board chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership.~~

~~**[A] 111.2.2 Chairman.** The board shall annually select one of its members to serve as chairman.~~

~~**[A] 111.2.3 Disqualification of member.** A member shall not hear an appeal in which that member has a personal, professional or financial interest.~~

~~**[A] 111.2.4 Secretary.** The chief administrative officer shall designate a qualified person to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the chief administrative officer.~~

~~**[A] 111.2.5 Compensation of members.** Compensation of members shall be determined by law.~~

~~**[A] 111.3 Notice of meeting.** The board shall meet upon notice from the chairman, within 20 days of the filing of an appeal, or at stated periodic meetings.~~

~~**[A] 111.4 Open hearing.** All hearings before the board shall be open to the public. The appellant, the appellant's representative, the *code official* and any~~

~~person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of a minimum of two-thirds of the board membership.~~

~~**[A] 111.4.1 Procedure.** The board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.~~

~~**[A] 111.5 Postponed hearing.** When the full board is not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.~~

~~**[A] 111.6 Board decision.** The board shall modify or reverse the decision of the *code official* only by a concurring vote of a majority of the total number of appointed board members.~~

~~**[A] 111.6.1 Records and copies.** The decision of the board shall be recorded. Copies shall be furnished to the appellant and to the *code official*.~~

~~**[A] 111.6.2 Administration.** The *code official* shall take immediate action in accordance with the decision of the board.~~

[A] 111.7 Court review. Judicial review of the hearing officer's decision shall be commenced in accordance with Cal. Code of Civil Procedure § 1094.6 no later than 90 calendar days after the decision is signed. Cal. Code of Civil Procedure § 1094.6 is hereby adopted for purposes of this Title. Review shall be in accordance with Cal. Code of Civil Procedure § 1094.5.

[A] 111.8 Stays of enforcement. Appeals of notices and/or orders issued pursuant to this chapter, other than those issued pursuant to section 109 and 112.3, shall stay the enforcement of the notice and order until the appeal is heard by the hearing officer.

15.04.148 Section [A] 112 of the 2018 International Property Maintenance Code – Amended as follows:

[A] 112.4 Failure to comply. Any person who continues any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for penalties pursuant to Seaside Municipal Code section 1.16.030

15.04.149 Definitions Section 201 of the 2018 International Property Maintenance Code – Amended as follows:

GARBAGE. Garbage shall be defined pursuant to Seaside Municipal Code Section 8.28.030 (Solid Waste, defined)

INOPERABLE MOTOR VEHICLE. . A vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, incapable of being moved under its own power or is prohibited from being operated on a public street or highway for any reason pursuant to the provisions of the California Vehicle Code.

RUBBISH. Rubbish shall be defined pursuant to Seaside Municipal Code Section 8.45.045 (Municipal Solid Waste, defined)

[A] STRUCTURE. That which is built or constructed or a portion thereof.

TEMPORARY. Temporary shall mean buildings, facilities, or structures intended for use at one location for not more than six months for the purpose of this code only.

15.04.150 Section 302 of the 2018 International Property Maintenance Code – Amended as follows:

302.1 Sanitation. The owner or authorized agent shall maintain the property exterior and premises in a clean, safe and sanitary condition. Such owner or authorized agent shall remain liable for violations thereof regardless of any contract or agreement with any third party regarding such property. The occupant may also be held jointly and severally liable for causing or contributing violations of this section.

302.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and prevent the accumulation of stagnant water thereon, or within any structure located thereon. Excess or concentrated drainage shall be contained on site or directed to the nearest practicable drainage facility approved by the code official.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in proper state of repair, and maintained free from hazardous conditions. The owner or owner's authorized agent of any building, lot or premises within the city shall maintain the sidewalks and/or walkways located upon such premises that are accessible to the general public and the public sidewalks between such premises and any adjacent public street or alley in a clean, safe sanitary, and in a proper state of repair, free from hazardous conditions. Maintenance shall include the removal and proper disposal of any unsightly or unsanitary conditions such as accumulations of garbage, refuse, rubbish, litter, dirt, gum or other sticky substances or items, which have been dropped or spilled upon the sidewalks.

302.4 Weeds. No owner, authorized agent, lessee or occupant or other person having charge or control of any building, lot or premises within the city shall permit weeds exceeding twelve inches (12") in height to remain or accumulate upon such premises or upon public sidewalks adjoining such premises.

Upon failure of the owner or authorized agent having charge of a property to cut and destroy weeds after service of a warning notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the city. Upon failure to comply with the warning notice of violation, any duly authorized employee of the city or contractor hired by the city shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or authorized agent responsible for the property.

302.8 Motor vehicles. Refer to Seaside Municipal Code Section 17.34.150 ~~Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises. No vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.~~ Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: An owner, authorized agent, lessee, or occupant of the property may repair, wash, clean, or service personal property, provided they comply with Seaside Municipal Code and any other applicable requirements.

15.04.151 SWIMMING POOLS, SPAS AND HOT TUBS Section 303 of the 2018 International Property Maintenance Code – Amended as follows:

303.2 Enclosures. Except as provided for in other regulations, private swimming pools, hot tubs, spas and ponds, containing water more than 18 inches (457 mm) in depth shall be completely surrounded by a fence or barrier 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced, changed or maintained in a manner that reduces its effectiveness as a safety barrier.

15.04.152 Section 304 of the 2018 International Property Maintenance Code – Amended as follows:

304.14 Insect screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or

any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. All exterior doors, door assemblies, including weather stripping, thresholds and hardware, shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall be tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Under-Floor areas. Under-floor access doors and ventilation openings shall be maintained to prevent the entrance of rodents, rain and surface drainage water. Doors shall be tight fitting and ventilation openings shall be properly screened with corrosion-resistant wire mesh having openings not exceeding 1/4 inch in any dimension or alternate approved materials pursuant to current CBC 1203.4.1.

304.18.2 Windows. Operable windows located in whole or in part within 12 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Vacant/abandoned buildings shall provide internal window coverings to prevent easy view of the building interior.

15.04.153 Pest Elimination Section 309 of the 2018 International Property Maintenance Code – Amended as follows:

309.1 Infestation. All structures shall be kept free from insect, rodent and vermin infestation. When an insect, rodent or vermin infestation is brought to the attention of the code official, he or she may require the owner or agent having charge or control of the building, lot or premise to hire a licensed exterminator or other qualified professional to inspect the building, lot or premise and provide a written report verifying the presence and severity of such infestation including in the report a recommendation for proper extermination of the infestation. All structures in which insect, rodent or vermin infestations are found shall be promptly exterminated by approved processes that will not be injurious to human health. After the extermination of the infestation is complete, the code official may request a written notice from the licensed exterminator or other qualified professional attesting to the completion and success of the recommended

extermination procedures. After the infestation is eliminated, proper precautions shall be taken to prevent re-infestation.

309.2 Owner. The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure. The owner of a structure or premise containing a dwelling unit, multiple occupancy, rooming house or a nonresidential structure shall be responsible for maintaining the structure and premise in a rodent or pest-free condition. If an infestation is caused by an occupant substantially failing to properly maintain their occupied area of the structure or premise as clean and sanitary as the condition of the structure or premise permits. For as long as the occupants failure either substantially causes an unlivable condition to occur, or substantially interferes with the owners ability to remedy the condition, the owner does not have to remedy the condition. Where the infestation is caused by defects in the structure, the owner shall be responsible for extermination.

309.3 Single occupant. ~~The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.~~

309.4 Multiple occupancy. ~~The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.~~

309.5 Occupant. ~~The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.~~

Exception: ~~Where the infestations are caused by defects in the structure, the owner shall be responsible for pest elimination.~~

15.04.154 Section 505 of the 2018 International Property Maintenance Code – Amended as follows:

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110° F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless the installation complies with Chapter 5 of the current California Plumbing Code and Section 904.0 of the current California Mechanical Code. An approved combination temperature and pressure-relief valve discharge pipe shall be properly installed and maintained on water heaters.

15.04.155 Section 602 of the 2018 International Property Maintenance Code – Amended as follows:

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms as measured per IPMC section 602.5. Cooking appliances or fireplaces shall not be used, nor shall portable space heaters be used, as a means to provide required heating.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be 32°F.
2. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 65°F (18°C) shall be maintained.

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from [DATE] to [DATE] to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

15.04.156 Section 604 of the 2018 International Property Maintenance Code – Amended as follows:

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation including the improper use of extension cords as

permanent wiring, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

15.04.157 Means of Egress Section 702 of the 2018 International Property Maintenance Code – Amended as follows:

[F] 702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the current California Building Code.

15.04.170 Adoption of California Fire Code.

A. The California Fire Code, 2019 edition, including all Appendices, is hereby adopted by reference and made part hereof as if fully set forth herein.

B. One copy of the California Fire Code has been filed in the filed for use and examination by the public in the office of the Building Official of the City of Seaside.

C. The following are definitions as used in this chapter or in any other uniform codes or other nationally recognized fire safety standard, made a part of this chapter, unless otherwise apparent from the context:

1. "City" means the City of Seaside when it refers to a political entity, and means the incorporated area of the City of Seaside when it refers to an area.
2. "City Council" means the city council of Seaside.
3. "Fire Chief" means the chief of the fire department serving the City of Seaside.
4. "Mayor" means the mayor of the City of Seaside.
5. "Municipality" means the City of Seaside.

15.04.180 Bureau of Fire Prevention Established.

The City of Seaside Bureau of Fire Prevention is hereby established to enforce the California Fire Code and shall be presided over by the Fire Chief or his/her designee.

15.04.190 Reserved

15.04.200 Section 307.3 of Chapter 3 of the California Fire Code -- Amended.

Section 307.3. of Chapter 3 of the California Fire Code is amended by adding subsection 307.3.1 to read as follows:

Except as otherwise provided in this Section, all outdoor rubbish fires are prohibited. No waste matter shall be disposed of by burning within the City of Seaside.

15.04.210 Section 307.4.3 of Chapter 3 of the California Fire Code -- Added.

Chapter 3 of the California Fire Code is amended by adding Section 307.4.3 to read as follows:

Permit Required. No person shall kindle or maintain any open pit fire or authorize any such open pit fire to be kindled or maintained for the purpose of preparation of food, such as in the case of a Luau or barbecue or recreational fire without a permit from the Seaside Fire Department.

15.04.220 Sections 903.2 and 903.3.1.3 and 903.6 of Chapter 9 of the California Fire Code – Amended.

Sections 903.2 and 903.3.1.3 and 903.6 of Chapter 9 of the California Fire Code are amended to read as follows:

Section 903.2 All Non-Residential Occupancies 2500 sq. ft. or more

1. An automatic sprinkler system shall be installed and maintained in all new construction in accordance with this section as amended, the California Building Code, and California Fire Code.

Exceptions:

- a. When sprinklers are considered undesirable because of the nature of the contents or in rooms or areas which are of noncombustible construction with wholly noncombustible contents and which are not exposed by other areas. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistive construction or contains electrical equipment.
- b. Temporary Buildings under 1,000 sq. ft.
- c. Airport control towers.
- d. One story detached accessory buildings to a group R-3 dwelling units.
- e. Open parking structures.

f. Sprinklers shall not be installed when the application of water or flame and water to the contents may constitute a serious life or fire hazard, as in the manufacture or storage of quantities of aluminum powder, calcium carbide, calcium phosphide, metallic sodium and potassium, quicklime, magnesium powder and sodium peroxide.

g. Existing mobile home parks within the City regulated by the Department of Housing and Community Development are exempt: Health and Safety Code, Mobile Home Parks Act, Section 18300.

Section 903.3.1.3

903.3.1.3 NFPA 13D Sprinkler Systems. Where allowed, automatic sprinkler systems installed in one-and two-family dwellings shall be installed throughout in accordance with NFPA 13D.

903.3.1 .3.1 All fire sprinkler systems installed in one-and two-family dwellings shall be tested for leakage by undergoing a hydrostatic test made at 200 psi for a two-hour duration.

903.3.1.3.2 Each water system supplying both domestic and fire protection systems shall have a single indicating-type control valve, arranged to shut off both the domestic and sprinkler systems. A separate shut-off valve for the domestic system only shall be permitted to be installed. The location of the control valve shall be approved by the fire code official.

903.3.1.3.3 Local water flow alarms shall be provided on all sprinkler systems. Local water flow alarms shall be powered from the main kitchen refrigerator circuit. The local water flow alarm shall be clearly audible from within the master bedroom at an audibility level of not less than 75 dBa. Where no kitchen exists in the building, the water flow alarm shall be powered from the bathroom lighting circuit.

Section 903.6

903.6 Existing buildings – Where repairs, alterations, and/or additions intensify and/or change the use of an existing building, where the total floor area is five thousand square feet (2500sf), or more, or the building is forty feet (40') or more in height, or is three or more stories in height, it shall be equipped with an automatic sprinkler system and made to comply with the provisions of this Section.

In all buildings where the total floor area exceeds five thousand square feet (2500sf), or which are forty feet (40') or more in height, or which are three or more stories in height, if the repairs or alterations are made exceeding twenty-five percent of the current market value of the building and property as shown in the records of the County Assessor within any three hundred sixty (360) day period shall be made to comply with the provisions of this section.

Exception:

(1) Valuation may also be determined by the replacement costs of the existing structure based upon the most recent "Building Valuation Data" contained in the "Building Standards" magazine published by the International Conference of Building Officials. The intent of this exception is to allow the use of a less restrictive application (if applicable) to determine if repair, alterations or additions are twenty-five percent (25%) or more of the value of the building.

Definitions

Repair. It is the reconstruction or renewal of any part of an existing building or structure for the purpose of its maintenance.

Alteration. It is any change, addition, or modification in construction or occupancy.

Exception: Projects where the sole purpose is for seismic upgrade.

Existing Group R, Division 3 buildings to which additions, alterations, or repairs are made that involve the removal or replacement of 50 percent or more of the linear length of exterior walls of the building within a one-year period, shall require the installation of an automatic sprinkler system as specified in the California Residential for new construction.

15.04.230 Appendices of the California Fire Code – Adopted and Amended.

Add the following Appendix to read as follows:

APPENDIX AE – ALTERNATIVE ENERGY SYSTEMS

AE101.1 Scope. Applications for the installation, additions or remodel of alternative energy system, including but not limited to photovoltaic and wind generation systems, shall be subject to this appendix when conditioned by the fire code official.

AE101.2 Conflicting Sections. Where provisions in this appendix conflict with other sections of this code or other appendices, the provisions of this appendix shall prevail unless otherwise directed by the fire code official.

AE102 SIGNING AND MARKING: All photovoltaic systems shall be permanently marked as specified in this section.

AE102.1 Main Service Disconnect

a. Main Panel Exterior Marking. A placard is required to be permanently affixed to the main service disconnect panel. The placard shall be red in color with white capital letters at least 3/4" in height and in a non-serif font, to read "SOLAR DISCONNECT INSIDE PANEL." The placard shall be constructed of weather-resistant, durable plastic with engraved letters, or other approved material.

b. Circuit Disconnecting Means Marking. A permanent label is to be affixed adjacent to the circuit breaker controlling the inverter or other photovoltaic system electrical controller. The label shall have contrasting color capital letters at least 3/8" in height and in a non-serif font, to read "SOLAR DISCONNECT." The label shall be constructed of durable adhesive material or other approved material.

AE102.2 Direct Current (DC) Conduits, Raceways, Enclosures, Cable Assemblies, and Junction Boxes.

a. Marking is required on all interior and exterior direct current (DC) conduits, raceways, enclosures, cable assemblies, and junction boxes.

b. Marking Locations. Marking shall be placed on all DC conduits, raceways, enclosures, and cable assemblies every ten feet (10'), at turns and above and below penetrations. Marking shall also be placed on all DC combiner and junction boxes.

c. Marking Content and Format. Marking for DC conduits, raceways, enclosures, cable assemblies and junction boxes shall be red with white lettering with minimum 3/8" capital letters in a non-serif font, to read "WARNING: SOLAR CIRCUIT". Marking shall be reflective, weather resistant, and suitable for the environment. Materials used should be in compliance with UL Standard 969.

AE102.3. Secondary Power Sources. Where photovoltaic systems are interconnected to battery systems, generator backup systems, or other secondary power systems, additional signage acceptable to the fire code official shall be required indicating the location of the secondary power source shutoff switch.

AE102.4. Installer Information. Signage acceptable to the fire code official indicating the name and emergency telephone number of the installing contractor shall be required to be installed adjacent to the main disconnect.

AE102.5 Inverters. No markings are required for inverters.

AE102.6 AC Photovoltaic Systems. AC Photovoltaic Systems shall be marked as specified in this section.

a. Main Panel Exterior Marking. A placard is required to be permanently affixed to the main service disconnect panel. The placard shall be red in color with white capital letters at least 3/4" in height and in a non-serif font, to read "SOLAR DISCONNECT INSIDE PANEL." The placard shall be constructed of weather resistant, durable plastic with engraved letters, or other approved material.

b. Circuit Disconnecting Means Marking. A permanent label is to be affixed adjacent to the circuit breaker controlling the inverter or other photovoltaic system electrical controller. The label shall have contrasting color capital letters at least 3/8" in height and in a non-serif font, to read "SOLAR DISCONNECT." The label shall be constructed of durable adhesive material or other approved material.

AE103 BUILDING MOUNTED PHOTOVOLTAIC SYSTEMS.

AE103.1. All building- or roof-mounted photovoltaic systems shall be installed as specified in this section.

a. Access, Pathways, and Smoke Ventilation. Access and spacing requirements shall be observed to ensure emergency access to the roof, provide pathways for specific areas of the roof, provide for

smoke ventilation opportunity areas, and to provide emergency egress from the roof.

b. Exceptions. Exceptions to the requirements in this section shall be permitted to be granted by the fire code official where access, pathway or ventilation requirements are reduced due to any of the following circumstances:

- (1). Proximity and type of adjacent exposures.
 - (2). Alternative access opportunities, as from adjoining roofs.
 - (3). Ground level access to the roof.
 - (4). Adequate ventilation opportunities below solar arrays.
 - (5). Adequate ventilation opportunities afforded by module set back from other rooftop equipment.
 - (6). Automatic ventilation devices.
 - (7). New technologies, methods, or other innovations that ensure adequate fire department access, pathways, and ventilation opportunities.
- c. Designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch.
- d. Measurement Conventions. All roof dimensions shall be measured to centerlines.
- e. Roof Access Points. Roof access points shall be defined as areas where ladders are not placed over openings (windows or doors) and are located at strong points of building construction and in locations where they will not conflict with overhead obstructions (tree limbs, wires, or signs).

AE103.2 Household Systems (One- and Two-Family Dwellings)

a. Access and Pathways.

(1). Hip Roof Layouts. Modules shall be located in a manner that provides one (1) three foot (3') wide clear access pathway from the eave to the ridge of each roof slope where the modules are located. The access pathway shall be located at a structurally sound location on the building, such as a bearing wall. EXCEPTION: Where adjoining roof planes provide a three foot (3') wide clear access pathway.

(2). Single Ridge Layouts. Modules shall be located in a manner that provides two (2) three-foot (3') wide access pathways from the eave to the ridge on each roof slope where the modules are located.

(3). Hip and Valley Layouts. Modules shall be located no closer than one and one-half feet (1-1/2') to a hip or valley if modules are to be placed on both sides of a hip or valley. Where modules are located on only one side of a hip or valley that is of equal length, the modules shall be permitted to be placed directly adjacent to the hip or valley.

b. Ridge Setback. The modules shall be located no higher than one and one-half feet (1-1/2') below the ridge.

AE103.3. Commercial Systems.

a. Definition. Commercial Systems shall be defined as all photovoltaic systems installed in any occupancy other than a one and two family dwelling.

b. Alternative Requirements. Where the fire code official determines that the roof configuration is similar to residential (i.e., townhouses, condominiums, or single-family attached buildings) the fire code official shall be permitted to make a determination to apply the requirements under Section AE103.2, above.

c. Access. There shall be a minimum six-foot (6') wide clear perimeter around the edges of the roof. EXCEPTION: If either access to the building is 250' or less, there shall be a minimum four foot (4') wide clear perimeter around the edges of the roof.

d. Pathways. Pathways shall be established as follows:

- (1). Pathways shall be over structural members.
- (2). Centerline axis pathways shall be provided in both axes of the roof.
- (3). Centerline axis pathways shall run on structural members or Over the next closest structural member nearest to the center lines of the roof.
- (4). Pathways shall be straight line not less than four feet (4') clear to skylights, ventilation hatches, and/or roof standpipes.
- (5). Pathways shall provide not less than four feet (4') clear around roof access hatches with at least one not less than four foot (4') clear pathway to the parapet or roof edge.

e. Smoke Ventilation.

- (1). Solar arrays shall be no greater than 150 feet by 150 feet in distance in either axis.
- (2). Ventilator options between array sections shall be (a) a pathway eight feet (8') or greater in width; (b) a pathway four feet (4') or greater in width and bordering on existing roof skylights or ventilation hatches; or (c) a pathway four feet (4') or greater in width and bordering four foot by eight foot (4' X 8) "venting cutouts" every twenty feet (20') on alternating sides of the pathway.

AE104. Location of Direct Current (DC) Conductors.

- a. Exterior mounted Direct Current conduits, wiring systems and raceways for photovoltaic circuits shall be located as close as possible to the ridge, hip or valley and from the hip or valley as directly as possible to an outside wall to reduce trip hazards and maximize ventilation opportunities.
- b. Conduit runs between sub-arrays and to DC combiner boxes shall use design guidelines that minimize the total amount of conduit by taking the shortest path from the array to the DC combiner box.
- c. DC combiner boxes shall be located so that conduit runs are minimized in the pathways between arrays.

d. DC wiring shall be run in metallic conduit or raceways when located within enclosed spaces in a building and shall be run as follows:

(1). When run perpendicular or parallel to load bearing members, a minimum ten-inch (10") space below roof decking or sheathing shall be maintained.

(2). Where flexible metal conduit (FMC) or metal clad cable (MC) containing PV power circuit conductors is installed across ceilings or floor joists, the raceway or cable shall be protected by guard strips.

AE105 GROUND MOUNTED PHOTOVOLTAIC SYSTEMS

AE105.1 Marking shall be in accordance with Section AE102, above.

AE105.2 Setbacks. Special setback requirements do not apply to ground-mounted, freestanding photovoltaic arrays. NOTE: The zoning regulations of the jurisdiction regulate setbacks between buildings, accessory structures (possibly including ground-mounted photovoltaic arrays) and property lines.

AE105.3 Clearances. A clear area of ten feet (10') around ground-mounted photovoltaic installations shall be provided.

AE105.4 Non-Combustible Base. A gravel base or other non-combustible base acceptable to the fire code official shall be installed and maintained under and around the installation.

AE105.5 Protection. Fencing, skirting, or other suitable security barrier shall be installed when required by the fire code official. NOTE: Security barriers are intended to protect individuals and animals from contact with energized conductors or other components.

AE105.6 Fire Sprinkler Protection. Fire sprinkler protection is not required for ground-mounted photovoltaic installations.

15.05.005 Development permit required.

No building or structure shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, or changed from one use to another use, unless and until a development permit has been secured from the building

official. The building official is responsible for issuing development permits and is authorized, in consultation with affected departments or divisions, to attach any conditions to the permit consistent with the nature of the development or use and in the interests of health, safety and welfare.

4. Residential retaining walls not exceeding four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a ~~surface~~.

17.34.150 Parking of Other Than Passenger Vehicles

E. Not for living purposes. ~~None of the vehicles~~ Passenger vehicles, pickup trucks, and those identified in Subsection A of this section shall be used for ~~housekeeping,~~ living, or sleeping purposes when parked or stored on private property except when licensed and parked within an approved safe parking area.

17.36.180 Summary Abatement of Immediate Dangers

Whenever any condition on or use of property causes or constitutes, or reasonably appears to cause or constitute, an imminent immediate danger to the health and safety of the public, or a significant portion thereof, the ~~Property Maintenance Enforcement~~ Officer shall have the authority to summarily and without notice abate the condition. The expenses of the abatement shall become a lien on the property and be collectible as provided in this chapter.

A. Consents to remove graffiti. Whenever graffiti is found to exist in violation of Subsection [17.36.030](#).M (Graffiti), if the property owner or person in control consents to the removal of the graffiti ~~by the City~~, the City ~~or its contractor~~ may enter upon the property and remove the graffiti.

B. Refuses to remove graffiti. If a condition exists and the owner or person in control refuses to consent to the removal of the graffiti ~~by the City~~, the ~~Property Maintenance Enforcement~~ Officer may issue an order by certified mail, return receipt requested, to the owner, as shown on the first equalized assessment roll, to abate this condition. A copy of the order shall also be posted on the subject property.

C. Fifteen days to remove graffiti. The order shall give a maximum of 15 days from the date the notice was mailed to perform the work.

D. Content of notice to remove graffiti. The notice shall further state that if the nuisance is not abated by the date specified in the order:

1. The City, or its contractor, may enter upon the parcel of land and remove or otherwise eliminate or abate the nuisance;
2. That upon completion of the work the cost thereof, including administrative costs, may become a special assessment against that parcel; and
3. That upon confirmation of the assessment and recordation of that order, as provided by Section [17.36.170](#) (Assessment Lien), a lien may be attached to the parcel to be collected on the next regular property tax bill levied against the parcel

17.52.220 Residential Accessory Buildings, Structures, and Uses

A. Applicability. Accessory buildings shall comply with the requirements of this section, where allowed as Residential Accessory Uses and Structures by Article 2 (Zones, Permitted Land Uses, and Zoning Standards). These requirements do not apply to residential second units, which are instead regulated by Section [17.52.230](#) (Residential Second Units).

E. Setback requirements. All residential accessory structures that are detached from the primary structure shall comply with the following setback requirements. An attached accessory structure shall comply with Subsection J.1 of this section.

3. Distance between buildings. ~~All detached~~ An accessory building structures shall be at least five feet from any dwelling and/or others buildings on the same lot and/or the same parcel. ~~an adjacent lot.~~

J. Accessory structures and uses.

2. Standards for specific accessory uses and structures. The following requirements apply to the specific types of accessory structures listed, in addition to the other applicable requirements of this section:

a. Above-ground-level decks. A detached above-ground-level deck (18 inches or more above grade) that is proposed to be located within the property setbacks shall require Use Permit approval by the Planning Commission, in compliance with Section [17.62.070](#) (Use Permit and Minor Use Permit). In approving the Use Permit, the Commission shall make the findings that privacy to surrounding neighbors and neighborhood compatibility are maintained. In no case shall a ~~detached~~ deck exceeding 18" above ground-level ~~structure~~—be located closer than five feet from a side and rear property line.

SECTION 3. Findings.

- A. The amendments to California Building and Residential Codes set forth in this ordinance are reasonably necessary because of the following local geological conditions:
 1. CBC Section 1905.1.8 & CRC Section R403.1.3 Plain Concrete. Seaside is within a very active seismic area (Seismic Design Category D). Severe seismic action could disrupt structural integrity and damage unreinforced footings. The proposed amendments to the California Building and Residential Codes address the problem of poor performance of plain or under-reinforced concrete footings during a seismic event. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of plain and under-reinforced concrete footings observed in 1994 Northridge earthquake.
 2. CBC Section 1705.3. Results from studies after the 1994 Northridge earthquake indicated that a lot of the damages were attributed to lack of quality control during construction. The proposed amendment improves quality control during construction and therefore needs to be incorporated into the Code. Revise CBC Section 1705.3 exception No. 1 to allow special inspection not to be required for isolated spread footing where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 psi.
 3. CRC Section R602.10.4.4. The proposed amendments to the California Residential Code address the problem of poor performance of Gypsum Wallboard and Portland Cement Plaster as wall bracing materials in high seismic areas. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of these bracing materials that were observed in 1994 Northridge earthquake.

B. The amendments to California Fire Code Section set forth in this ordinance are reasonably necessary because of the following local climatic, geological and topographical conditions:

1. Climatic

The climate weather patterns within the city of Seaside are considered to be moderately affected by the ocean bodies of the Pacific Ocean and Monterey Bay, which extend the year round growing season of vegetation. The normal year's rainfall is approximately eighteen (18) inches on the average yearly calendar. Summer conditions with the prevalent Pacific High Cell create the mid-day fog normally associated with Seaside. This climactic fog assists the natural vegetation in growth.

Later in the year, the winds and drying vegetation mix to create a hazardous fuel condition, which has caused grassland and brushland fires in recent years. While normal temperatures usually do not exceed 75-80 degrees, during late summer and early fall (August, September, October) the temperatures can climb to 90 degrees plus. The afternoon winds can move a fire quickly in the city limits and outlying areas that once were Fort Ord.

Because of weather patterns and population increases, the City of Seaside has experienced water rationing and water allocation. Due to storage capacities and consumption, as well as climatic conditions, limited water resources are an issue.

While sound management of the water resources is possible, actual demands on an already stressed water supply can most assuredly be predicted.

2. Geological

Seismic activity within the City occurs yearly with little or no damage, although real potential for damage does exist with four local active faults. New construction may be limited by its respective distance to such faults, and replacement of existing structures could be costly. The city of Seaside has a start at sea level and extends to areas in excess of 300 feet above sea level. The elevation change caused by the hills creates the geological foundation on which the City has built and will continue to build. The region is located in an area of high seismic activity as indicated by the United States Geological Survey. Recent earthquake activity has indicated the lack of flexibility of materials and building systems has been a contributing factor to damages that reduced the protection of the life-safety of building occupants and increased the cost of rehabilitation of structures. Activities have indicated the need for increased levels of safety in building systems, including but not limited to means of egress, wiring systems, and fire protection systems.

3. Topographical

The findings in this section are caused by the construction and design of the City of Seaside due to the elevation changes, as well as the mountains, hills, and canyons that dissect the City with the addition of portions of the former Fort Ord Military Base that are now considered Seaside. The water supply (domestic and fire flow) is directly affected by the topographical layout. The distribution system consists of water lines that carry the water from storage tanks to the public via pipes. These street mains create lift-zones where the pressure and flows are adequate at lower elevations and minimal, sometimes critical supplies at the top. Water supplies within the City of Seaside vary from less than 250 gallons-per-minute to flows in excess of 4,000 gallons-per-minute. This wide variation causes major problems to development, as well as fire suppression forces.

The topography also has affected the way buildings are built in Seaside. The existing structures are being removed and replaced with larger, more cost effective buildings. Those existing structures which remain cause concern to the Fire Department because of their lack of adequate fire protection. It is not uncommon to see a single or two-story building torn down and replaced with a two, three, or four story building typically also built with wood (Type V). The potential for conflagration exists with the high buildout in certain sections of Seaside. The concentrated commercial as well as residential occupancies cause concern regarding the exposure elements of building-to-building and the future building-to-grassland development on portions of the former Fort Ord Military Base now Seaside.

These Findings of Fact, which identify the various climatic, geological, and topographical conditions are considered reasonably necessary to modify the requirements established pursuant to Health and Safety Code Section 17922 based on local conditions.

SECTION 4. Effective Date. This ordinance shall be in full force and effect 30 days after its final passage and adoption but no sooner than January 1, 2019.

SECTION 5. The City Clerk shall certify to the adoption of this ordinance. Within fifteen (15) days after the passage of this ordinance, the City Clerk shall cause it to be posted in three (3) public places designated by resolution of the City Council. Immediately upon this ordinance becoming effective, the City Clerk shall forward a certified copy of the same to the California Building Standards Commission.

INTRODUCED AND PASSED TO PRINT at a Regular Meeting of the City Council duly held on November 7, 2019; and

PASSED AND ADOPTED at a regular meeting of the City council of the City of Seaside, State of California, on the X day of January, 20XX, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

APPROVED:

ATTEST:

Ian Oglesby, Mayor

Lesley Milton-Rerig, City Clerk



CITY OF SEASIDE STAFF REPORT

Item No.: 10.A.

TO: City Council

BY: Craig Malin, City Manager

DATE: November 7, 2019

SUBJECT: DISCUSS AND APPROVE A CODE OF CONDUCT

PURPOSE & RECOMMENDATION

Adopt the Code of Conduct, and direct staff to include the Code of Conduct in appropriate City documents.

BACKGROUND

The City adopted a Code of Ethics on July 5, 1979. The goal of the Code of Ethics is to affirm an identity of excellence and integrity for City government, thus reinforcing public trust. In addition to laws, regulations and ethical codes, some cities adopt Codes of Conduct. Codes of Ethics generally regulate judgement of individuals in an organization while Codes of Conduct generally regulate actions and describe expected behaviors.

After surveying other Codes of Conduct from both public and private sector organizations, staff has prepared a draft Code of Conduct unique to Seaside's organizational and community culture. The Code, as drafted, is intended to be brief and simple, but also powerful; describing in straightforward behavioral terms what is expected of Seaside officials. Should the Council adopt the Code of Conduct; staff will include the Code in appropriate City documents and publications.

ATTACHMENTS

1. Code of Conduct 2019
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



Code of Conduct

City of Seaside elected officials, members of boards, commissions, and committees, and staff (“Officials”) have an obligation to conduct themselves in accordance with local, state and federal laws and regulations, including ethics regulations, and in accordance with the following Code of Conduct.

City of Seaside Officials will be:

Appreciative – It is a privilege to serve the citizens of and visitors to the City of Seaside. The opportunity to serve should be understood to be a unique and fleeting opportunity that is approached with gratitude.

Kind – The City of Seaside is a municipal service organization. The City exists to serve its citizens, visitors, business owners, and employees, and can most transformatively do so by demonstrating unsparing kindness to each other and those they come in contact with while representing the City.

Civil – Life in public service demands respectful and supportive behavior. At all times, representatives of the City are to be courteous and polite. To each other, and everyone they meet.

Inquisitive – One of Seaside’s great treasures is its remarkable diversity. Seaside Officials are immersed in diverse cultures, perspectives and traditions and must be genuinely interested in and supportive of, rather than judgmental about, other cultures, perspectives, and traditions.

Caring – The youngest, most economically modest, and most inclusively reverent community on the Monterey Peninsula, Seaside exists to be the community where we care for one another, where we create brighter futures for our community’s children, where we take care of those in the sunset of their lives and where we reach out to those in need, whoever they may be.

Humble – Look, we’re pretty awesome. But let’s just be low-key about it.

Self-Aware – Listen more, speak less. Contribute more, complain less. Smile more, frown less. You live in / work for / contribute to a remarkable City and community. Be appreciative.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 10.B.

TO: City Council

FROM: Craig Malin, City Manager

BY: Dan Meewis, Recreation Director
David Little, Building Official

DATE: November 7, 2019

**SUBJECT: CONSIDER APPROVAL OF THE PARKS & RECREATION
COMMISSION AND THE NEIGHBORHOOD IMPROVEMENT
COMMISSIONS RECOMMENDATIONS FOR THE USE OF THE
BASKETBALL COURT LOCATED AT SONOMA AND CONTRA
COSTA.**

PURPOSE & RECOMMENDATION

Approve the request from the Parks and Recreation Commission and the Neighborhood Improvement Commission to post a survey on the City website and social media pages.

BACKGROUND

On October 1, 2019 the Neighborhood Improvement Commission approved recommending to the City Council that a survey be placed on the City's website for multiple options of potential recreational amenities that could be incorporated on the lot located at the corner of Contra Costa and Sonoma St.

At the October 17, 2019 City Council meeting the Council adopted a resolution authorizing the City to purchase the property from Monterey Unified School District and authorized the City Manager to execute any necessary agreements for the land purchase.

On October 21, 2019 members of the the Neighborhood Improvement Commission attended the Parks and Recreation Commission meeting. The commission was

requesting that both commission collaborate on the project. The Parks and Recreation Commission approved the collaboration also recommended that a survey be placed on the City's website to get input from the community on what amenities they would like to see at the newly acquired parcel of land.

The recreational amenities suggested for the survey are:

1. Basketball court
2. Futsol court
3. Community Garden
4. Skateboard/BMX park
5. Bocce Ball court
6. Other

The commissions are requesting that the survey to be active for two weeks. After the survey has closed, and the results have been compiled the two commission would hold a joint meeting and solicit community input before making a final recommendation to the City Council.

FISCAL IMPACT

There is no fiscal impact for this item.

ATTACHMENTS

None

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 10.C.

TO: City Council

FROM: Craig Malin, City Manager

BY: Gloria Stearns, Community Development Manager

DATE: November 7, 2019

SUBJECT: CONSIDERATION OF SAFE PARKING APPLICATION

PURPOSE & RECOMMENDATION

Approve the request for a safe parking license at 390 Elm Street.

BACKGROUND

On September 5, 2019 at a second reading, the City Council adopted an ordinance for SMC 8.23 Safe Parking, which allows specific locations to be used for an approved safe parking program. The City did this in awareness of the housing shortage for low-income individuals and families that can result in homelessness, due to inability to obtain affordable housing. SMC 8.23 establishes the provisions for licensing a safe parking program, outlines the minimum standards for granting a license, provides a process to review those licenses, and sets forth other elements to minimize negative effects on the surrounding neighborhoods.

Bethel Missionary Baptist Church, together with Orphan Productions, submitted a safe parking license application for a Safe Parking program with 12 parking spaces to be located at 390 Elm Street.

The hours of operation would be from 7:45 p.m. to 8:15 a.m. While SMC 8.23 states hours of operation from 10 p.m. to 6 a.m., the applicant is requesting slightly longer hours of operation. Some neighbors within 300 feet of the proposed location have

expressed concern about the hours, and the applicant has already modified the hours as a result. Council may choose to adjust the hours further, based on neighbor concerns, if applicable.

Security includes: cameras on-site, a security officer performing two checks during the night, and license plate checks. The application contains information in the event of a security escalation, which may result in police involvement. Extensive staff contact information is provided by the applicant.

The program rules will be posted on the site and all participants will have received a copy of the rules prior to participation in safe parking.

Safe parking participants are screened prior to participation. Participants complete an intake interview with the program case manager. Under no conditions will the participant be able to invite other vehicle dwellers to the safe parking area.

The parking lot will accommodate a total of 13 safe parking spots, with 1 location for RV or a longer vehicle parking. A dumpster and porta-potty will be located on the far south end of the parking lot. There is a fence that screens the dumpster and porta-potty from the alley. The dumpster and porta-potty will be screened from view from Elm Street by using lattice wood screening.

Pets will be allowed and must have evidence of registration and vaccination.

Per SMC 8.23, the neighbors and businesses within 300 feet of the lot were notified of the safe parking license application and Council date.

CEQA exemption:

In accordance with Section 15061(b)(3) of the California Environmental Quality Act, the project is exempt from CEQA based on the fact that it can be seen with certainty that the parking of vehicles for use as temporary sleeping quarters during the evening will not have a significant impact on the environment.

Staff Recommendation:

Staff recommends that Council consider public testimony and approve the safe parking license application, adjusting the hours of operation if there are community concerns.

FISCAL IMPACT

There is no impact on the General Fund at this time.

ATTACHMENTS

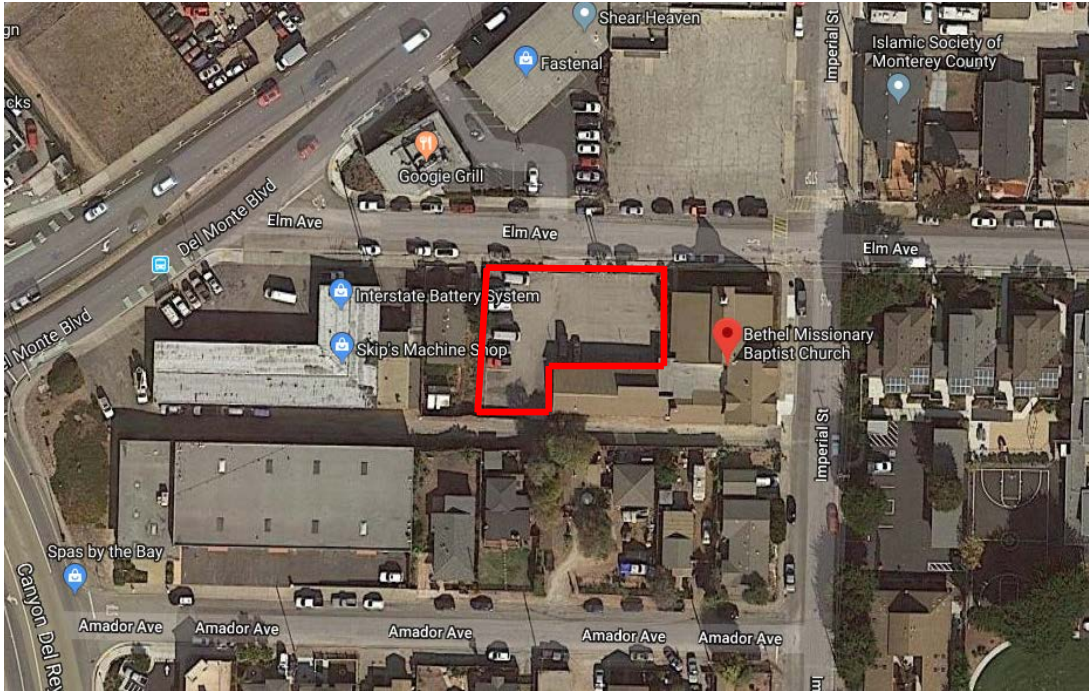
1. Attachment 1-Site Location
2. Attachment 2-Safe Parking Application-Pastor HH Lusk III

3. Attachment 3-SMC 8.23 Safe Parking
 4. Attachment 4-Resolution Safe Parking License Approval 1
 5. Attachment 5-191107 Public Hearing Notice
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager





City of Seaside

SAFE PARKING LICENSE APPLICATION

Please bring or mail to Seaside City Hall,
440 Harcourt Ave, Seaside, CA / (831) 899-6727

Prior to using this property as a Safe Parking site, the Community Development must verify the application information, and when the application is deemed complete, it will be submitted for City Council approval.

Proposed Safe Parking Site Address 390 Elm St, Seaside

Safe Parking Applicant Name Pastor H.H. Lusk III

Phone (831) 915-6002 Cell Phone _____

Mailing Address P.O. Box 276

City Seaside State CA Zip 93955

Safe Parking Applicant Email Address pastorlusk3bmbc@yahoo.com

Property Owner's Name (if different from applicant) Pastor H.H. Lusk Sr.

***Property owner must indicate approval, if owner is different from applicant.**

Assessor's Parcel# 011-311-009-000/011-311-007-000/001-311-006-000/011-311-008-000

Social Service Provider Organization Name Orphan Productions

Social Service Provider Contact Name Michael Fechter

Social Service Provider Phone # (Work/Cell) (843) 276-7655 (831) 204-0230

Social Service Provider Website http://www.onestarfisshsafeparking.org/index.html

After hours contact name & phone number: Dorian William Hill 831-455-5604
-Dorian Manuel (831) 204-0230-

Is a site plan attached that indicates parking spaces, trash location, restroom(s) (circle one) ☒ Y ☐ N

Does site plan indicate where the participant rules are posted (circle one) ☒ Y ☐ N

Number of parking spaces for the Safe Parking program 12

Is there space for an RV at this site (circle one) ☒ Y ☐ N If so, how many? 1

Also please indicate RV parking location(s) on site plan

Has the Social Service Provider attached an operating plan (circle one) ☒ Y ☐ N

Does the operating plan contain (at a minimum): security information, staff contact information, neighborhood outreach efforts, pet policy, client intake process, facility maintenance plan, a list of services/programs provided, hours of operation, participant rules, and a site plan noting the location of required facilities and distances to nearest off-site buildings (circle one) ☒ Y ☐ N

I, the undersigned applicant, property owner/manager, and social service provider declare under penalty of perjury that the information provided above is true and correct. I agree to provide access to the property to the City per SMC 8.23.070. I understand that the City may require additional information to consider this Safe Parking application. I understand the Safe Parking permit, if issued, will be reviewed annually at a minimum. I further understand and agree to the conditions that are listed in Ordinance ___ regarding the safe parking program. I understand that this is not a city program and there no liability for the City for any operations that take place on our private property.

Signature of Applicant

Harold H Lusk Sr.

Print Name

Oct. 24, 2019

Date

Senior Pastor

Print Title

10/24/19

Date

Signature (Prop Owner/Mgr)

Pastor Harold H Lusk Sr.

Print Name

M. Fechter

Signature of Social Service Provider

Michael Fechter

Print Name

Oct 18, 2019

Date

Program Director

Print Title

CITY USE ONLY:

Rec'd By (Initials) _____ Date: _____ Op Plan Attached: _____

Payment for mailing received: _____ REGISTRATION # _____

DATE APPROVED BY COUNCIL _____ DATE ISSUED: _____

☐ Properties within 300 feet of this site have received notice _____ date mailed

Does the site plan adequately indicate parking spaces, trash location, restroom(s)? Y N

Does site plan indicate where the participant rules are posted? Y N

Number of parking spaces for the Safe Parking program _____

Is there space for an RV at this site? Y N If so, how many? _____

Are the RV parking location(s) listed on site plan? Y N

Does the attached operating plan contain each of the following in a sufficient manner?

____ security information

____ a list of services/programs provided

____ contact information

____ hours of operation

____ outreach efforts

____ participant rules

____ policy

____ Does the site plan note the location of required facilities and distances to nearest off-site buildings?

____ client intake process

____ facility maintenance plan

Any changes that are required to be made to the application or the operating plan?

Safe Parking Program, response to request from city for more information and complete application.

A: Security coverage and breakdown..

There will be cameras that will monitor on me in the parking lot while security officer are in the church building security office. The first check will come at 10:45pm to ensure all participants in the program are properly parked. At that point there will be a cross check of the license plate from the profile that the counselor from one starfish has given us..

Second security check will be at 2:45am and will consist of simply a walk-through to make sure that all vehicles that are in the lot are within the program and I properly and legally park.

Security procedure in an accruing situation.

1. Approach the situation with respect and a sense to be understanding.
2. Use all measures necessary to defuse the situation.
3. If situation causes for the attention of the Seaside Police Department they will be called.
4. Due to the situation and the outcome, the individual may be removed from the program.

B:Staff contact information:

Program Director: Michael Fechter (843) 276-7655 Email:fireballsports@gmail.com

Property manager: Pastor; Harold H Lusk Sr. (831)915-6002

Email: pastorlusk3bmbc@yahoo.com

Case Manager: Dorian Manuel (831) 204-0230

Email: safeparkingprogram@gmail.com

Lead Security: Deacon William Hill (831) 455-5604

Security: James Baker (510) 753-9134

Security: Xavier Brown (831) 8843983

Note: If a situation may arise in the late hour that may need addressing, please contact Deacon Hill or Pastor Lusk...

C: Neighborhood Outreach Efforts

A personal letter from BMBC and Information outlining the programs operation and goals will be distributed door to door to all businesses and residences within 300 feet of the proposed site of operation as per the requirements of the ordinance recently enacted in seaside.

D: Pet Policy

Any potential guest of the program will provide registration and vaccination record or input they wish to keep with them at the law, as reflected in the same parking program intake form.

SAFE PARKING RULES, RESTRICTIONS AND RESPONSIBILITIES

- 1) Guns or firearms of any kind are strictly prohibited, and the use of alcohol and/or drugs will not be tolerated. Failure to abide by this rule will result in immediate removal from the assigned location.**
- 2) Camping tarps or camping equipment beyond the top of the vehicle are prohibited.**
- 3) Cooking outside the vehicle is absolutely not allowed.**
- 4) All trash will be disposed of offsite and the area will be kept tidy.**
- 5) Loud music is not permitted.**
- 6) Parking lot is for sleeping use only.**
- 7) Overnight stays will be limited to the hours assigned. Adherence to in and out times is mandatory.**
- 8) Users must keep barking dogs in their vehicle at all times. Animals must be kept on a leash at all times on the property. Animal waste must be picked up immediately and disposed of properly.**
- 9) Under absolutely no conditions will the guest(s) invite other vehicle dwellers to occupy the site or invite any visitors or any type of patrons into the parking lot.**
- 10) If bathroom facilities are provided, showering or bathing is not permitted.**
- 11) The owner of the parking lot cannot be held liable for damages caused by a third party to the parked vehicle or its occupants.**
- 12) Absolutely no use of the facility services i.e., ELECTRICITY, water, trash or any of the hoses at the site. Failure to comply with this rule will result in immediate termination from our program.**
- 13) Please respect the privacy of the surrounding neighbors and their property.**
- 14) Children will be watched and kept safe at All Times --- No Exceptions!!!!**
- 15) Do not park within 3 blocks of the lot you are assigned to at any time.**
- 16) If you do not renew your permit within 30 days after the expiration date you will be suspended from the program and must make an appointment to discuss reinstatement.**

E: Client Intake Process

Potential Guests must complete an intake interview with the program case manager. This interview establishing a baseline understanding of the potential guests current situation I need to help establish a plan moving forward toward permanent housing.

F: Facility Maintenance Plan

The plan is as follows we provided portable toilet and dumpster which will be serviced once a week. Specifically every Tuesday recycles and garbage are picked. The plan to maintain the facilities cleanliness is to continue the same schedule of the church.

G: Service Provided

Case management and situational counseling is available for all guests of the safe parking program through the case manager and Pastor Lusk. Financial assistance is also available to program participant in the form of gas automotive repair assistance and hotel stay in the event of a medical need or emergency. They also would be given the opportunity to be trained for job skills such as office assistant custodial maintenance. They will also be given information of county programs and city program that will steer them toward finding permanent resident and one day being out of the program. They also be offered workshops and training in money management, time preparation and resume preparation and more. Every Tuesday and Thursday the church will be open for computer lab usage, mid day or evening snack. In addition to the services that are already being provided. On Thursday each week facilitated by from the newly formed JCMU there will be a hot meal provided for participants is they so choose.

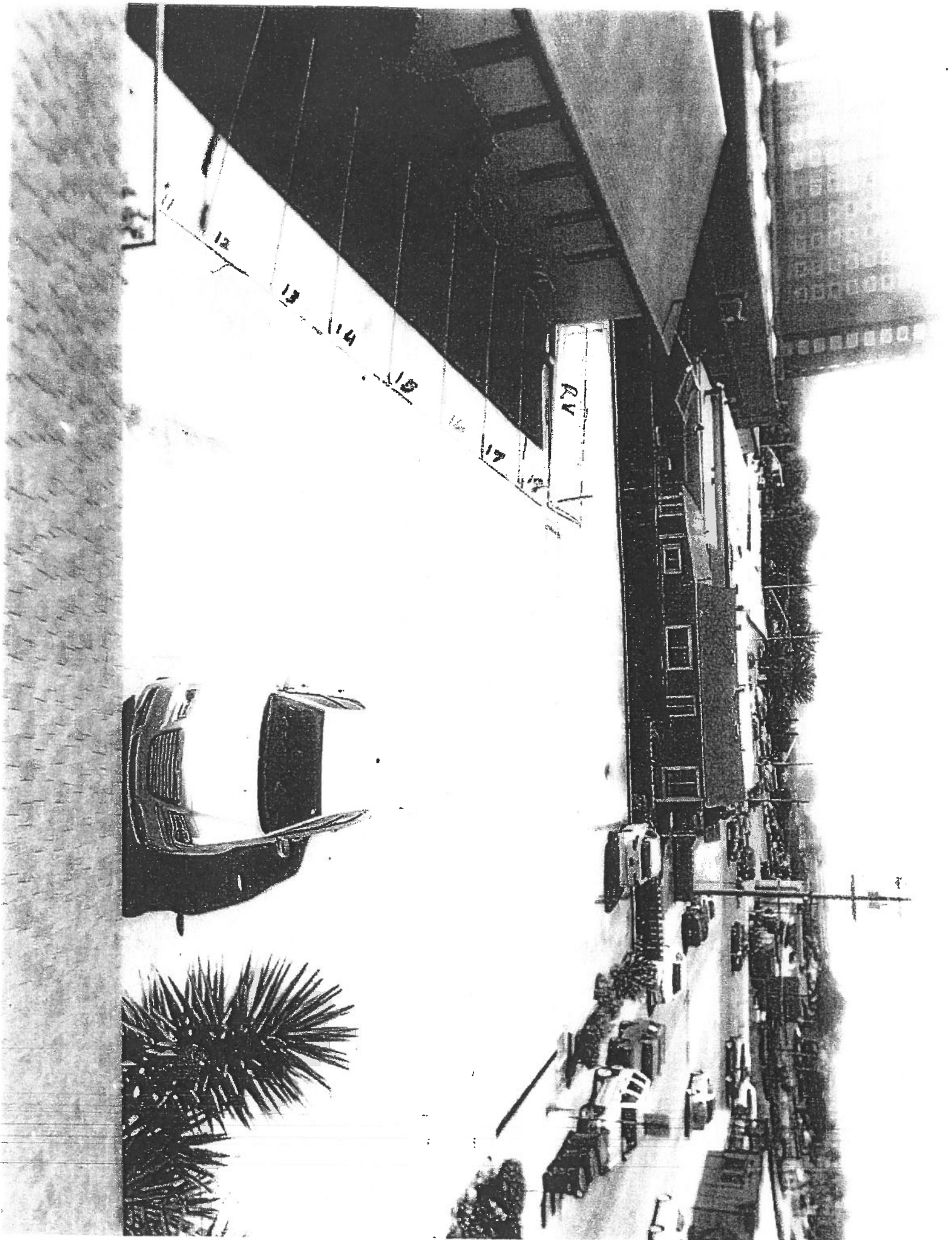
H: Hours of Operation

The parking lot will be available for the program participants between the hours of 7:45 PM and 8:15 AM daily...

J: Site Plan

Please see attached...

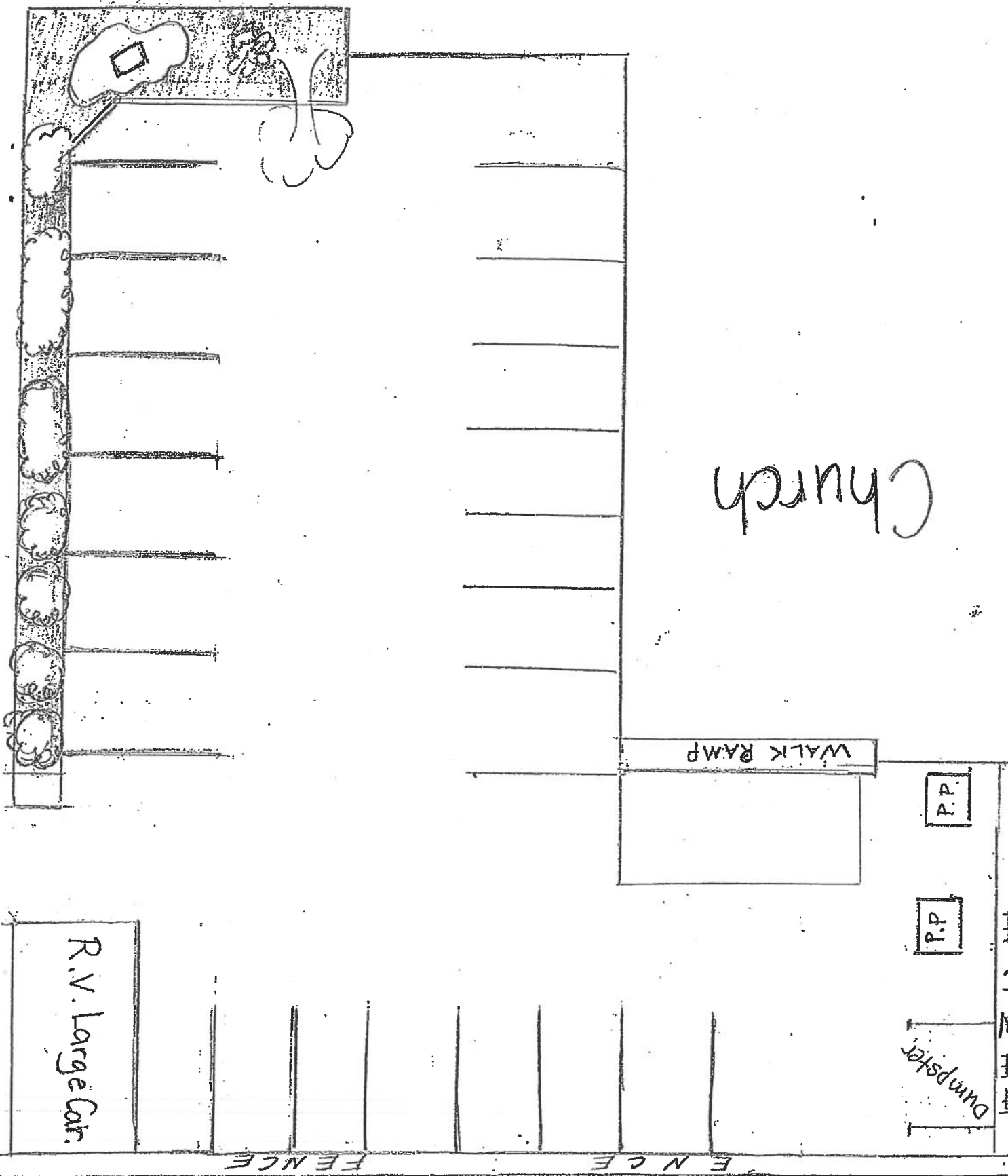








Church



ORDINANCE NO. 1063

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE AMENDING SEASIDE MUNICIPAL CODE ADDING CHAPTER 8.23 SAFE PARKING

FINDINGS

WHEREAS, throughout the City of Seaside, there is a housing shortage for low-income individuals and families that results in a significant number of such persons experiencing homelessness, living on the streets, in homeless encampments and/or dwelling in their vehicles without the ability to obtain affordable housing; and

WHEREAS, the City of Seaside is included in the County-wide Ten-Year Plan to End Homelessness and undertaken multiple efforts at the local level to combat homelessness; and

WHEREAS, the City of Seaside finds that the number of homeless is significant, and these persons are without the ability to obtain shelter; and

WHEREAS, such inability to obtain shelter results in a threat to the health and safety of such persons, particularly during times of inclement weather; and

WHEREAS, Government Code sections 8698 through 8698.2 permit the City of Seaside to declare a "shelter crisis" upon finding that the foregoing circumstances exist; and

WHEREAS, upon such declaration by the City Council, the foregoing statutes further allow the City to permit such persons without the ability to obtain housing to occupy such designated (public) facilities for the duration of the shelter crisis; and

WHEREAS, City of Seaside is committed to ensuring children, families and individuals experiencing homelessness have access to a safe shelter or location to use their vehicles as shelter as they work on moving out of homelessness; and

WHEREAS, the City of Seaside City Council is committed to provide services such as shelter and safe parking options to ameliorate and assist individuals and families to transition to other housing options.

**NOW THEREFORE THE CITY COUNCIL OF THE CITY OF SEASIDE
ORDAINS AS FOLLOWS:**

SECTION 1. CREATION OF 8.23 SAFE PARKING

8.23.010 Purpose.

8.23.020 Definitions

8.23.030 Safe Parking License

8.23.040 Safe Parking Location(s)

8.23.050 Safe Parking operation

8.23.060 Display of Safe Parking License & Participant Rules

8.23.070 Right of Entry of enforcement officer

8.23.080 Revocation of safe parking license

A new Municipal Code Section 8.23 entitled, "Safe Parking" is added by the addition of all text shown below. This ordinance creates the ability for the City to license providers to operate a safe parking program within the City of Seaside.

8.23.010 Purpose.

The City Council declares that a housing emergency exists, and as such, allows for license(s) to be issued for specific location(s) to be used as safe parking, where an established social service provider monitors homeless individuals and families parking and sleeping in vehicles overnight. This chapter addresses operating plans and characteristics for the safe parking locations to minimize negative effect on surrounding neighborhoods.

8.23.020 Definitions

When used in this chapter, the following words shall have the meanings ascribed to them in this section:

"Overnight" shall mean from 10:00 p.m. to 6:00 a.m. unless expanded by issued license.

"Safe Parking" means a licensed parking program, operated on a property located outside of the public right-of-way and managed by a social service provider that provides individuals and families who sleep in vehicles a safe place to park overnight while working towards a transition to permanent housing.

"Social service provider" means an agency or organization licensed or supervised by any federal, state, or local health/welfare agency, or any organization deemed qualified by the Community Development Director that has demonstrated

experience with the homeless population by assisting individuals and families achieve economic self-sufficiency and self-determination.

8.23.030 Safe Parking License.

It is unlawful for any person or organization to operate a safe parking program on any property in the City without first having procured a Safe Parking program license from the City, and paying the license fee and any other fees associated with approval of an application for a license as stated in the Fee Schedule, hereinafter prescribed, and also without complying with any and all applicable provisions of this Section.

8.23.040 Safe Parking Location(s).

The City Council will issue all initial licenses to designate each Safe Parking location, where a social service provider monitors homeless individuals and families parking and sleeping in vehicles overnight. The Community Development Department will review Safe Parking license(s) annually, at a minimum and make recommendations to the City Council for any revocations or modifications to licenses. Upon receipt of each license application, public notices will be sent to all residents and business locations within a 300 foot radius of the proposed application.

At a minimum, Safe Parking locations must provide: restroom, handwashing station, and trash facilities during the Safe Parking facility hours. These items are to be screened from public view.

8.23.050 Safe Parking operation

The social service provider for each designated Safe Parking location must provide the Community Development Department with an operating plan that contains, at a minimum:

- A. Security information
- B. Staff contact information
- C. Neighborhood outreach efforts
- D. Pet policy
- E. Client intake process
- F. Facility maintenance plan
- G. List the array of services / programs provided
- H. Hours of operation
- I. Participant rules
- J. Site plan, noting location of required facilities and distances to nearest off-site buildings

The Community Development Department will authorize the participant rules with each applicant.

8.23.060 Display of Safe Parking License & Participant Rules

The licensee shall in a prominent location and display the participant rules, emergency contact information for the site coordinator, and the license number assigned to that site by the City of Seaside.

8.23.070 Right of Entry of enforcement officer

The right of entry for police per 8.22.040 shall also apply for Safe Parking licensees.

8.23.080 Revocation of safe parking license

The Community Development Director will review Safe Parking licenses annually, at a minimum. However if city officials receive substantiated, written complaints from any citizen, code enforcement officer, or police department officer, which includes information and/or evidence supporting a conclusion that violation of city ordinances or regulations applicable to the property or operation of the facility has occurred, the license for the safe parking location shall be reviewed and submitted for consideration of revocation to the City Council.

SECTION 2. REPEAL & SEVERABILITY

The City Council declares that, should any provision, section, paragraph, sentence, or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, or words of this ordinance are hereby adopted shall remain in full force and effect.

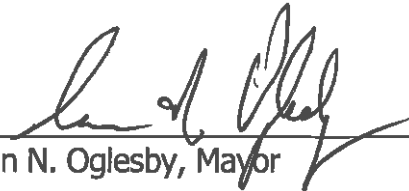
SECTION 3. EFFECT

This ordinance takes effect 30 days following the date of its passage.

INTRODUCED at a regular meeting of the City Council of the City of Seaside held on the 15th day of August 2019 and passed to print:

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 5th day of September 2019 by the following vote:

AYES:	5	COUNCIL MEMBERS:	Campbell, Kispersky, Oglesby, Pacheco, Wizard
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	0	COUNCIL MEMBERS:	None
ABSTAIN:	0	COUNCIL MEMBERS:	None



Ian N. Oglesby, Mayor

ATTEST:


Lesley Milton-Rerig, City Clerk

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY OF SEASIDE APPROVING THE REQUEST FOR A SAFE PARKING LICENSE AT 390 ELM STREET

WHEREAS, throughout the City of Seaside, there is a housing shortage for low-income individuals and families that results in a significant number of such persons experiencing homelessness, living on the streets, in homeless encampments and/or dwelling in their vehicles without the ability to obtain affordable housing; and

WHEREAS, the City of Seaside is included in the County-wide Ten-Year Plan to End Homelessness and undertaken multiple efforts at the local level to combat homelessness; and

WHEREAS, the City of Seaside finds that the number of homeless is significant, and these persons are without the ability to obtain affordable shelter; and

WHEREAS, Government Code section 8698 through 8698.2 permit the City of Seaside to declare a "shelter crisis" upon finding that the foregoing circumstances exist; and

WHEREAS, upon such declaration by the City Council, the foregoing statutes further allow the City to permit such persons without the ability to obtain housing to occupy such designated facilities for the duration of the shelter crisis; and

WHEREAS, the City of Seaside is committed to ensuring children, families and individuals experiencing homelessness have access to a safe shelter or location to use their vehicles as shelter as they work on moving out of homelessness; and

WHEREAS, the Safe Parking license application for 390 Elm Street offers an alternative for pre-screened safe-parking participants, which considers the needs of participants, while maintaining the character of the neighborhood, as a CEQA exempt activity per Section 15061(b)(3).

NOW, THEREFORE, BE IT RESOLVED that the City of Seaside hereby authorizes a Safe Parking license to be issued for 390 Elm Street per the terms and conditions of SMC 8.23 and those on the Safe Parking license application, subject to an annual review.

PASSED AND ADOPTED at a meeting of the City Council this 7th Day of November 2019.

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk

The City Of Seaside



Label info:

10/29/2019 - 73 labels
2019/20 Flagged Parcels - in Parcel Order
HdLCC for The City Of Seaside
Valid mailing addresses only

HAGEMAN JOSHUA G
8 WHITE TAIL LN
MONTEREY CA 93940

NGUYEN DYLAN D
600 PROUD EAGLE LN
LAS VEGAS NV 89144

HAGEMAN JOSHUA G AND PAMELA E
8 WHITE TAIL LN
MONTEREY CA 93940

HAGEMAN JOSHUA G AND PAMELA E
8 WHITE TAIL LN
MONTEREY CA 93940

FREEMAN DONALD G INGRAM CANDACE L
PO BOX 805
CARMEL CA 93921-0805

HAGEMAN JOSHUA
1174 A AIRPORT RD
MONTEREY CA 93940

HOLMES CRAIG TRUST AND TARPLEY
1717 E VISTA CHINO STE A7
PALM SPRINGS CA 92262-3569

BITTICKS TAMARA JEANNE
3534 MESA CT
CARMEL CA 93923

THORNBURG DICK ET AL
259 BOWMAN RD
HAMILTON MT 59840

KOBRINSKY MICHAEL
191 LIGHTHOUSE AVE STE B
MONTEREY CA 93940

ALVAREZ CELINA M
465 ELM AVE
SEASIDE CA 93955-4214

THORNBURGH DICK TRUST ET AL
259 BOWMAN RD
HAMILTON MT 59840

HOLMES CRAIG TRUST AND TARPLEY
1717 E VISTA CHINO STE A7
PALM SPRINGS CA 92262-3569

ODENBRETT RICHARD J
435 ELM AVE
SEASIDE CA 93955

THE REDEVELOPMENT AGENCY OF THE
ATTN CITY CLERK
440 HARCOURT AVE
SEASIDE CA 93955

MORALES ANTONIO
400 PALM AVE APT 3
SEASIDE CA 93955

BRUNO MICHAEL A AND CONCETTINA R
1420 DEER FLAT RD
MONTEREY CA 93940

THE REDEVELOPMENT AGENCY OF THE
ATTN CITY CLERK
440 HARCOURT AVE
SEASIDE CA 93955

COMPAGNO BEN J ET AL
387 OCEAN AVE UNIT B
MONTEREY CA 93940

MYERS MARGARET K
2739 6TH AVE
SACRAMENTO CA 95818

HAGEMAN JOSHUA G
8 WHITE TAIL LN
MONTEREY CA 93940

SAMUELS LAWRENCE K AND HEIDER
26765 PASEO ROBLES
CAMEL CA 93923

ISLAMIC SOCIETY OF MONTEREY
PO BOX 1087
MONTEREY CA 93942

BILAFER MARTIN J TRUST ET AL
1220 CARDIGAN RD
HILLSBOROUGH CA 94010

CARDINALI JOHN T JR AND ANGELA
105 SOLEDAD DR
MONTEREY CA 93940

REAL EVA M
800 MUNRAS AVE
MONTEREY CA 93940

THE CITY OF SEASIDE
440 HARCOURT AVE
SEASIDE CA 93955

CARDINALI JOHN T JR AND ANGELA
105 SOLEDAD DR
MONTEREY CA 93940

NUNEZ JESUS AND JOSE LUIS NUNEZ
403 S ADAMS ST
LEXINGTON NE 68850-2305

CEDERWALL SANDRALINE TRUST
2703 BRODERICK ST
SAN FRANCISCO CA 94123

TINNEA MICHAEL AND WANDA L
2048 ALMENDRA CT
PASO ROBLES CA 93446

NOLAN JEAN C AND JOHN F TRUST
415 SONOMA AVE
SEASIDE CA 93955-4743

CEDERWALL SANDRALINE TRUST
2703 BRODERICK ST
SAN FRANCISCO CA 94123

DEAN PAUL
703 CONGRESS AVE
PACIFIC GROVE CA 93950

FROST CHARLES W AND GALUS
457 WEBSTER ST
MONTEREY CA 93940

CEDERWALL SANDRALINE TRUST
2703 BRODERICK ST
SAN FRANCISCO CA 94123

ORTIZ RICARDO
375 AMADOR
SEASIDE CA 93955

CHU MEI-WEN AND CHU JAN-HWA
3251 CORAL WAY
MARINA CA 93933

CEDERWALL SANDRALINE TRUST
2703 BRODERICK ST
SAN FRANCISCO CA 94123

JACKSON REGINALD M AND ELISSA
500 VALENZUELA RD
CARMEL CA 93923

SANNER WALLACE EDWARD AND
455 SONOMA AVE
SEASIDE CA 93955-4743

BABA YAGHOOB HAKIM TRUST
PO BOX 992
PEBBLE BEACH CA 93953

SHIH TANYING ET AL
355 AMADOR AVE
SEASIDE CA 93955

LAMB NICHOLAS
330 AMADOR AVE
SEASIDE CA 93955

SHAFFER MARK ALAN AND BEVERLY MAE
700 BRIGGS ST SPC 99
PACIFIC GROVE CA 93950

JACKSON REGINALD M AND ELISSA
500 VALENZUELA RD
CARMEL CA 93923-9439

LEE JONATHAN
9405 YORK RD
MONTEREY CA 93940

BETHEL MISSIONARY BAPTIST
CHURCH OF SEASIDE
PO BOX 276
SEASIDE CA 93955-0276

SHAFFER MARVIN W AND DONNA M
1490 DEL MONTE
SEASIDE CA 93955

CONLEY HERBERT J TRUST
4132 CREST RD
PEBBLE BEACH CA 93953-3009

BETHEL MISSIONARY BAPTIST
CHURCH OF SEASIDE
PO BOX 276
SEASIDE CA 93955-0276

SALVATION ARMY THE
832 FOLSOM ST
SAN FRANCISCO CA 94107

CONLEY HERBERT J TRUST
4132 CREST RD
PEBBLE BEACH CA 93953-3009

BETHEL MISSIONARY BAPTIST
CHURCH OF SEASIDE
PO BOX 276
SEASIDE CA 93955-0276

WOYCITZKY ANDREW NICHOLAS AND
2611 HAWK ROOST CT
HOLIDAY FL 34691

EDWARDS SARA AND EDWARDS SUONG
390 AMADOR AVE
SEASIDE CA 93955

BETHEL MISSIONARY BAPTIST
CHURCH OF SEASIDE
PO BOX 276
SEASIDE CA 93955-0276

LYON WILLIS Y AND YVONNE A TRUST
1252 CASTRO RD
MONTEREY CA 93940

DAOUD ALAN G
1613 DEL MONTE BLVD
SEASIDE CA 93955

GHAZI NAVID
1417 IMPERIAL ST
SEASIDE CA 93955

LYLE CYNTHIA
365 SONOMA AVE
SEASIDE CA 93955

CRANNELL ROBERT AND DEANNA
1242 SYLVAN RD
MONTEREY CA 93940

SCHOLINK LARRY GLENN TRUST
C/O JEANA R MORRISSEY PLLC
1425 W ELLIOTT RD STE 201
GILBERT AZ 85233

MARTIN JAMES
345 SONOMA AVE
SEASIDE CA 93955

GUERRERO LIDIO AND DE GUERRERO
360 AMADOR AVE UNIT B
SEASIDE CA 93955

WHITE CLAUDIA MARIE TRUST
355 SONOMA AVE
SEASIDE CA 93955-4741

VALTIERRA J LIDIO GUERRERO ET AL
360 AMADOR AVE
SEASIDE CA 93955

Label Info:

PHILLIPS VICTORIA TRUST
721 FERNWOOD AVE
MONTEREY CA 93940

10/29/2019 - 73 labels
2019/20 Flagged Parcels - in Parcel Order
HdLCC for The City Of Seaside
Valid mailing addresses only

SCHOLINK LARRY GLENN TRUST
C/O JEANA R MORRISSEY PLLC
1425 W ELLIOTT RD STE 201
GILBERT AZ 85233

TOTAAN KAREN V AND PEDRO JR
1007 NEWINGTON ST
SALINAS CA 93906

SANTANA GLORIA TRUST
375 SONOMA AVE
SEASIDE CA 93955-4741

KHALIL ALI YOUSIF ET AL
385 SONOMA
SEASIDE CA 93955-4741

WHITE CLAUDIA MARIE TRUST
355 SONOMA AVE
SEASIDE CA 93955-4741

**City of Seaside
City Council**

440 Harcourt Avenue
Seaside, CA 93955



PUBLIC HEARING NOTICE

Visit www.ci.seaside.ca.us for additional information about the project or the public hearing.

**City of Seaside
City Council**

440 Harcourt Avenue
Seaside, CA 93955



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**City of Seaside
City Council**

440 Harcourt Avenue
Seaside, CA 93955



PUBLIC HEARING NOTICE

Visit www.ci.seaside.ca.us for additional information about the project or the public hearing.

NOTICE IS HEREBY GIVEN that the City of Seaside City Council will conduct a Public Hearing on **Thursday, November 7, 2019 at 7:00 PM** in the City Council Chambers at 440 Harcourt Avenue to consider the following public hearing item:

APPLICATION FOR SAFE PARKING LICENSE AT 390 ELM AVENUE.
APPLICANT: BETHEL MISSIONARY BAPTIST CHURCH TOGETHER WITH ORPHAN PRODUCTIONS

NOTICE IS FURTHER GIVEN that any and all interested persons are welcome to attend the public hearing and be heard. Written comments will be accepted up to the close of the public hearing and will be given equal weight as oral comments. Visit <http://www.ci.seaside.ca.us> for a full copy of the agenda and staff report detailing all project locations and information about the public hearing.

SE DA AVISO QUE el Consejo Municipal de la Ciudad de Seaside llevara a cabo una Audiencia Publica el jueves 7 de noviembre del 2019 a las 7:00 PM en las Cámaras del Consejo Municipal en 440 Harcourt Avenue para considerar el siguiente punto (artículo) de audiencia pública:

SOLICITUD DE LICENCIA PARA ESTACIONAMIENTO SEGURO EN LA AVENIDA 390 ELM.

SOLICITANTE: BETHEL MISSIONARY BAPTIST CHURCH JUNTO CON ORPHAN PRODUCTIONS

ADEMAS SE DA AVISO que todas las personas interesadas pueden asistir a la audiencia pública y ser escuchados. Se aceptaran comentarios escritos hasta el cierre de la audiencia pública y se les dará el mismo valor que los comentarios orales. Visite <http://www.ci.seaside.ca.us> para obtener una copia complete de la agenda y el reporte del personal que detalla todas las ubicaciones del Proyecto e información sobre la audiencia pública.

NOTICE IS HEREBY GIVEN that the City of Seaside City Council will conduct a Public Hearing on **Thursday, November 7, 2019 at 7:00 PM** in the City Council Chambers at 440 Harcourt Avenue to consider the following public hearing item:

APPLICATION FOR SAFE PARKING LICENSE AT 390 ELM AVENUE.
APPLICANT: BETHEL MISSIONARY BAPTIST CHURCH TOGETHER WITH ORPHAN PRODUCTIONS

NOTICE IS FURTHER GIVEN that any and all interested persons are welcome to attend the public hearing and be heard. Written comments will be accepted up to the close of the public hearing and will be given equal weight as oral comments. Visit <http://www.ci.seaside.ca.us> for a full copy of the agenda and staff report detailing all project locations and information about the public hearing.

SE DA AVISO QUE el Consejo Municipal de la Ciudad de Seaside llevara a cabo una Audiencia Publica el jueves 7 de noviembre del 2019 a las 7:00 PM en las Cámaras del Consejo Municipal en 440 Harcourt Avenue para considerar el siguiente punto (artículo) de audiencia pública:

SOLICITUD DE LICENCIA PARA ESTACIONAMIENTO SEGURO EN LA AVENIDA 390 ELM.

SOLICITANTE: BETHEL MISSIONARY BAPTIST CHURCH JUNTO CON ORPHAN PRODUCTIONS

ADEMAS SE DA AVISO que todas las personas interesadas pueden asistir a la audiencia pública y ser escuchados. Se aceptaran comentarios escritos hasta el cierre de la audiencia pública y se les dará el mismo valor que los comentarios orales. Visite <http://www.ci.seaside.ca.us> para obtener una copia complete de la agenda y el reporte del personal que detalla todas las ubicaciones del Proyecto e información sobre la audiencia pública.

NOTICE IS HEREBY GIVEN that the City of Seaside City Council will conduct a Public Hearing on **Thursday, November 7, 2019 at 7:00 PM** in the City Council Chambers at 440 Harcourt Avenue to consider the following public hearing item:

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