



AGENDA

CITY OF SEASIDE
CITY COUNCIL/SUCCESSOR
AGENCY TO THE
REDEVELOPMENT AGENCY

JOINT SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Thursday, January 16, 2020
5:30 PM

1. CALL TO ORDER

2. CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

Ian N. Oglesby
David R. Pacheco
Jason Campbell
Jon Wizard
Alissa Kispersky

Mayor/Chair
Mayor Pro Tem/Vice Chair
Council/Agency Member
Council/Agency Member
Council/Agency Member

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

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

5. CONSENT AGENDA

A. APPROVE MINUTES FROM DECEMBER 19, 2019

RECOMMENDATION: Approve the minutes as presented.

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

RECOMMENDATION: Approve and file the accounts payable and wired payments made during the period of December 7, 2019 through January 3, 2020 including the payroll and benefits checks, direct deposits and wired payments related to the pay period ending December 19, 2019 and January 2, 2020. Total Accounts Payable and Payroll for the above referenced period is \$409.

6. BUSINESS ITEMS

A. AUTHORIZE THE USE OF TWO PROPERTIES OWNED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY ON CANYON DEL REY FOR THE PURPOSE OF DEVELOPING ACCESSORY DWELLING UNIT DEMONSTRATION SITES

RECOMMENDATION: Approve the use of two Agency-owned properties as Accessory Dwelling Unit demonstration sites resulting in the provision of four affordable rental housing units and authorizing the use of Successor Agency to the Redevelopment Agency Affordable Housing Funds for pre-development expenses related to the development of these sites in an amount not to exceed \$10,000.

7. CLOSED SESSION

A. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (c) - POTENTIAL LITIGATION (2)

Conference with legal counsel regarding the potential initiation of litigation (two potential cases).

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
February 6, 2019
Seaside City Hall
5:30 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/SUCCESSOR
AGENCY TO THE REDEVELOPMENT
AGENCY

JOINT SPECIAL MEETING
Council Chamber
Thursday, December 19, 2019
5:30 PM

1. CALL TO ORDER

The meeting was called to order at 5:36 p.m.

2. CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

PRESENT: OGLESBY, PACHECO, CAMPBELL, WIZARD, KISPERSKY
ABSENT: NONE

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by City Attorney Don Freeman.

4. PUBLIC COMMENT

None.

5. CLOSED SESSION

City Attorney Don Freeman read the closed sessions. There were no announcements for the public. There was no public comment on the closed session items.

Time entered: 5:38 p.m.
Time returned: 6:16 p.m.

A. CLOSED SESSION PURSUANT TO GOVERNMENT CODE 54957.6 - CONFERENCE WITH LABOR NEGOTIATORS

B. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (c) - POTENTIAL LITIGATION (2)

6. CONSENT AGENDA

On motion by Councilmember Campbell and second by Councilmember Wizard and carried by the following vote, the City Council moved to approve the consent agenda as presented.

RESULT: 5-0-0-0

AYES: OGLESBY, PACHECO, CAMPBELL, WIZARD, KISPERSKY

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

A. APPROVE MINUTES FROM NOVEMBER 21, 2019

Action: Approved

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

Action: Approved

C. REVIEW OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 20-21 FOR THE PERIOD JULY 1, 2020 - JUNE 30, 2021 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177

Action: Approved

7. PRESENTATION

A. RECEIVE AND PROVIDE INPUT ON THE DRAFT SAFE ROUTES TO SCHOOL PLAN

Interim City Engineer Scott Ottmar presented the item and introduced Amelia Conlen from Ecology Action that provided a detailed presentation on the requested feedback for draft goals that will be presented to transportation Agency for Monterey County (TAMC). Ms. Conlen also responded to questions and comments from the Council. Senior Transportation Planner Ariana Green from TAMC also provided information on accident statistics and planned educational events for elementary school students.

8. ADJOURNMENT

The meeting was adjourned at 6:41 p.m.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Ian N. Oglesby, Mayor



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

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

DATE: January 16, 2020

SUBJECT: APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE & RECOMMENDATION

Approve and file the accounts payable and wired payments made during the period of December 7, 2019 through January 3, 2020 including the payroll and benefits checks, direct deposits and wired payments related to the pay period ending December 19, 2019 and January 2, 2020. Total Accounts Payable and Payroll for the above referenced period is \$409.

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:

- No checks exceeded \$10,000.

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.: 6.A.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: David Foster, Housing Program Manager

DATE: January 16, 2020

**SUBJECT: AUTHORIZE THE USE OF TWO PROPERTIES OWNED BY THE
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY ON
CANYON DEL REY FOR THE PURPOSE OF DEVELOPING
ACCESSORY DWELLING UNIT DEMONSTRATION SITES**

PURPOSE & RECOMMENDATION

Approve the use of two Agency-owned properties as Accessory Dwelling Unit demonstration sites resulting in the provision of four affordable rental housing units and authorizing the use of Successor Agency to the Redevelopment Agency Affordable Housing Funds for pre-development expenses related to the development of these sites in an amount not to exceed \$10,000.

BACKGROUND

California is experiencing an affordable housing crisis and the City of Seaside is feeling the impact directly. The City of Seaside's 2015-2023 Housing Element finds that several shifts in the City's population and household compositions have implications on housing demand. Specifically:

- Increased young adults (18-24) due to increased enrollment at California State University at Monterey Bay (CSUMB);
- Decreased adults in the family-forming age (25-44) due to rising housing cost and limited employment opportunities;
- Increased senior population (65+); and
- Increased single households, including seniors living alone.

The Seaside housing market does not provide sufficient housing that is affordable to lower

income households such as those with service occupation jobs, CSUMB students and seniors. In addition, the City's primarily single-family housing stock does not offer the variety of housing types needed to accommodate the community's increasingly diverse housing needs, particularly the housing needs of smaller households.

According to the City of Seaside's 2015-2023 Housing Element, Seaside's Regional Housing Needs Allocation (RHNA) for the January 1, 2014 to December 31, 2023 planning period has a total number of units needed of 393 (95 extremely/very low income units, 62 low income units, 72 moderate income units and 164 above moderate income units. As of July, 2019 the City has a remaining RHNA obligation of 166 units (95 extremely/very low income units, 62 low income units, two moderate income units, and seven above moderate income units).

The development of Accessory Dwelling Units ("ADUs) has been recognized both by the State of California and the City of Seaside as one significant way in which additional affordable housing units can be provided within the City's existing neighborhoods. The development of ADUs can help stabilize existing neighborhoods, increase public transit ridership, and help existing homeowners bring in additional stabilizing rental income. The development of ADUs also typically incorporates some level of upgrades to the existing home, which in Seaside, includes required water efficiency improvements.

The building of ADUs, however, is dependent upon the involvement of individual homeowners. While the State and local regulations impacting ADUs have been significantly improved in the last few years more is needed to encourage their development.

The City of Seaside is leading the way with recent ADU building permit fee waivers and the creation of a water allocation set aside just for ADUs.

After consideration of several potential sites the staff recommendation is that an ADU demonstration project be developed on the two residential sites on Canyon del Rey that are owned by the Successor Agency to the Redevelopment Agency. Two small single-family homes exist on these two sites purchased in 2008 and 2010. One of the houses is currently being rented to a very low-income household, while the other house has been vacant since its purchase.

The ADU demonstration plan includes the rehabilitation of the two existing homes and the building of 500 square foot detached ADUs in the back yards of each home.

One of the ADUs would be developed as a site-built prototype design with the intention that the architectural plans would then be made available by the City, free of charge, to any homeowner interested in using the plans to build their own ADU.

The second ADU would be built as a modular or manufactured home to allow for a comparison between the two building methods. Upon completion these two ADUs would be open to the public as a demonstration site. Visitors would be able to compare the two examples, and consider using the available site built plans or the advantages of a manufactured unit.

These homes will be a visible expression by the City of its commitment to the preservation of existing neighborhoods, the provision of affordable housing, and the City's encouragement of ADUs during the construction process, while the homes are open to the public as a demonstration site, and on an on-going basis once they are fully occupied.

Because one of the existing homes is currently occupied, the vacant house would be rehabilitated first. This will allow the current tenant to then be moved into the newly renovated

house, thus avoiding dislocation and relocation expenses.

Upon completion of construction the Successor Agency to the Redevelopment Agency will own the four homes; two rehabilitation 2-bedroom homes and two 1-bedroom ADUs. All four of these homes would then be rented to very low or low-income households and can be counted toward the City's RHNA obligation. These homes could also be rented to households with Housing Choice (Section-8) Vouchers from the Housing Authority.

Both of these residential sites are designated in the Long Range Property Management Plan and the West Broadway Urban Village Specific Plan for development as a future linear park between Sonoma Avenue and Harcourt Avenue on Canyon del Rey. They are both currently zoned Parks and Open Space (POS-WBUV). A plan line for the widening of Canyon del Rey to improve public safety, bicycle lanes would also require that a ten foot right of way be maintained along the frontage.

While there is a long-range goal to convert the residential homes along this portion of Canyon del Rey into a linear park the existing residential use is allowed to continue as an existing non-conforming use under Chapter 17.72. By maintaining the Successor Agency's ownership of these sites the potential for future alternative uses is preserved.

The rehabilitation of the two existing homes and the construction of the two detached ADUs will involve some predevelopment expenses to cover a site survey and environmental testing. Staff is requesting authorization for these predevelopment expenses not to exceed \$10,000 to be paid for from the Successor Agency Affordable Housing Fund.

Next Steps

The design work for the rehabilitation of the existing buildings and the design of the two ADUs will be presented to the City Council as a separate agenda item with a recommended contract agreement with an architectural firm.

Upon completion of the working drawings, staff will issue an RFP to solicit a contractor to complete the rehabilitation and new construction work. A separate RFP will also be issued to select a company to supply a manufactured ADU for installation on the site. Recommended applicants will then be brought to the Successor Agency for approval before work is begun. It is anticipated the design work, plan check and construction process should be completed by September, 2020.

FISCAL IMPACT

The cost applicable to this request is:

Predevelopment expenses not to exceed \$10,000

Total **\$10,000**

All expenses for this project will be paid for out of the Successor Agency to the Redevelopment Agency's Affordable Housing Fund and all rental income received would be paid into the Successor Agency to the Redevelopment Agency's Affordable Housing Fund. Predevelopment expenses in an amount not to exceed \$10,000 will cover initial project survey and environmental studies costs. Architectural costs and actual construction costs will be presented

separately once those amounts are available. No rehabilitation or new construction cost estimates can be developed until site investigations and preliminary plans have been prepared. Once construction is completed, the Initial rental income from these four units will vary between \$35,376 per year and \$62,880 per year depending on whether the units are rented to very low-income or low-income households or rented to households with Housing Choice (Section-8) Vouchers from the Housing Authority.

ATTACHMENTS

1. Draft Resolution

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. 20-

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

AUTHORIZING THE USE OF TWO PROPERTIES ON CANYON DEL REY [1380 CANYON DEL REY (APN # 011-345-027) AND 1372 CANYON DEL REY (APN # 011-345-026)] FOR THE PURPOSE OF DEVELOPING AN ACCESSORY DWELLING UNIT DEMONSTRATION SITE AND AUTHORIZING THE EXPENDITURE OF SUCCESSOR AGENCY AFFORDABLE HOUSING FUNDS FOR PREDEVELOPMENT EXPENSES RELATED TO THE DEVELOPMENT OF THESE SITES IN AN AMOUNT NOT TO EXCEED \$10,000.

WHEREAS, the City of Seaside's 2015-2023 Housing Element finds that several shifts in the City's population and household compositions have implications on housing demand, specifically:

- Increased young adults (18-24) due to increased enrollment at the California State University at Monterey Bay CSUMB;
- Decreased adults in the family-forming age (25-44) due to rising housing cost and limited employment opportunities;
- Increased senior population (65+); and
- Increased single households, including seniors living alone; and

WHEREAS, the Seaside housing market does not provide sufficient housing that is affordable to lower income households such as those with service occupation jobs, CSUMB students and seniors. In addition, the City's primarily single-family housing stock does not offer the variety of housing types needed to accommodate the community's increasingly diverse housing needs, particularly the housing needs of smaller households; and

WHEREAS, According to the City of Seaside's 2015-2023 Housing Element, Seaside's Regional Housing Needs Allocation (RHNA) for the January 1, 2014 to December 31, 2023 planning period has a total number of units needed of 393 (95 extremely/very low income units, 62 low income units, 72 moderate income units and 164 above moderate income units). As of July, 2019 the City has a remaining RHNA obligation of 166 housing units (95 extremely low/very low-income units, 62 low income units, two moderate income units, and seven above moderate income units); and

WHEREAS, the City's Housing Element 2019 Goal H-6 states: "A City that protects Seaside households from the risks of displacement commits the City to work to preserve and expand its rental housing inventory and includes a policy that requires no net loss in the number of residential units during reconstruction or renovation in multifamily and mixed-use neighborhoods"; and

WHEREAS, the development of Accessory Dwelling Units (ADUs) has been recognized both by the State of California and the City of Seaside as one significant way in which additional affordable housing units can be provided within our existing neighborhoods. The development of ADUs can help stabilize existing neighborhoods, increase public transit ridership, and help existing homeowners bring in additional stabilizing rental income. The development of ADUs also typically incorporates some level of upgrades to the existing home, which in Seaside, includes required water efficiency improvements; and

WHEREAS, both sites are currently zoned Parks and Open Space (POS-WBUV) and their continued use can be allowed as an existing non-conforming residential use under Chapter 17.72 ; and

WHEREAS, the Home at 1372 Canyon del Rey is currently occupied by a very low-income household and the building is in need of rehabilitation; and

WHEREAS, the rehabilitation of the two existing homes can be scheduled with the existing vacant home at 1380 Canyon del Rey rehabilitated first so that the renter at 1372 Canyon del Rey can be relocated to that newly rehabilitation unit, thus avoiding dislocation and relocation expenses; and

WHEREAS, the rehabilitation of the two existing homes and the construction of two detached ADUs will involve some predevelopment expenses to cover site survey and environmental testing in an amount not to exceed \$10,000.

NOW, THEREFORE BE IT RESOLVED, that the Successor Agency of the Redevelopment Agency authorizes the use of two properties owned by the Successor Agency to the Redevelopment Agency at 1380 and 1372 Canyon del Rey Boulevard for the purpose of developing an accessory dwelling unit demonstration site resulting in the rehabilitation of the two existing 2-bedroom houses and the development of two new 1-bedroom accessory dwelling units with both sites and all four of the completed homes continuing under the ownership of the Successor Agency to the Redevelopment Agency and be restricted for rental to low, or very low-income households. The Successor Agency of the Redevelopment Agency further authorizes the expenditure of an amount not to exceed \$10,000 from the Successor Agency to the Redevelopment Agency Affordable Housing Fund for predevelopment expenses.

PASSED AND ADOPTED at a joint regular meeting of the City Council and Successor Agency to the Redevelopment Agency of the City of Seaside, State of California on the 16th day of January, 2020 by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

APPROVED:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton, City Clerk