



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

SPECIAL MEETING
VIRTUAL ONLY MEETING

Wednesday, April 1, 2020
7:00 PM

Pursuant to Governor Newsom's Executive Orders [N-29-20](#) and [N-33-20](#), and to do all we can to help slow the spread of COVID-19 (coronavirus) City of Seaside meetings will be adapted in the following ways:

- Meetings of the Seaside City Council and its Boards and Commissions will be conducted with virtual (electronic) participation only. Members of the public may watch the live stream of the City Council and Boards and Commission meetings at <https://bit.ly/SeasideYouTube>
- Members of the public may participate before and during each meeting by submitting comment(s) to cityclerk@ci.seaside.ca.us. The clerk will read each received public comment aloud into the record at the designated time, subject to time limits that may be imposed pursuant to the Brown Act. In the subject line of a public comment email, please specify the meeting body and date and indicate the relevant item number or "general" to help staff easily receive and organize public comments.

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. PLANNING COMMISSION

John Owens	Chair
Michael Spalletta	Vice Chair
Keith Dodson	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
William Silva	Commissioner

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. **APPROVAL OF MINUTES**

7. **BUSINESS ITEMS**

A. **ADOPTION OF RESOLUTION AMENDING THE 2004 SEASIDE GENERAL PLAN TO INCORPORATE THE MIDTERM REVIEW OF THE 5TH CYCLE (2015-2023) HOUSING ELEMENT TO THE GENERAL PLAN. THE MIDTERM REVIEW IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER 15061(b)(3).**

RECOMMENDATION: Receive public testimony on the proposed Midterm Review of the 2015-2024 Housing Element Update and adopt a resolution approving a General Plan Amendment for the 5th Cycle 2015-2023 Housing Element Update. This item is exempt from the California Environmental Quality Act (CEQA) per 15061(b)(3).

B. **USE PERMIT APPLICATION NO. UP-20-02 AND SEASIDE MUNICIPAL CODE AMENDMENT SMA-20-01: AUG, LLC., PROPERTY OWNER, AND. BARGHAUSEN CONSULTING ENGINEERS, INC., APPLICANT, ARE REQUESTING A USE PERMIT AND A TEXT AMENDMENT TO CHAPTER 17 OF THE SEASIDE MUNICIPAL CODE TO ALLOW FOR THE CONSTRUCTION OF A 24-PUMP GASOLINE FUELING STATION ON A 0.98-ACRE SITE. THE TEXT AMENDMENT WOULD CONSIST OF ADDING A GASOLINE-FUELING STATION AS A USE PERMIT UNDER SECTION 17.14.030.B – TABLE 2-4 (ALLOWED LAND USES AND PERMITTED USES) IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE USE PERMIT FOR THE PROJECT WOULD CONSIST OF CONVERTING AN EXISTING AUTO DEALERSHIP PARKING LOT CURRENTLY BEING USED AS A PARKING LOT FOR A NEW CAR DEALERSHIP INTO THE PROPOSED COSTCO WHOLESALE GASOLINE-FUELING STATION. THE PROJECT SITE IS LOCATED AT THE NORTHEASTERN CORNER OF DEL MONTE BOULEVARD AND AUTOCENTER PARKWAY, GENERALLY LOCATED AS PART OF THE CYPRESS COAST FORD NEW CAR DEALERSHIP LOCATED AT 4 GEARY PLAZA (APN# 011-523-018) IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES 15072, A MITIGATED NEGATIVE DECLARATION HAS BEEN PREPARED FOR THE PROJECT AND TEXT AMENDMENT.**

RECOMMENDATION:

1. Adopt a draft Resolution provided as Attachment 1 recommending that the City Council adopt a Mitigated Negative Declaration for proposed text amendments and use permit.
2. Adopt a draft Resolution provided as Attachment 2 recommending

that the City Council approve Text Amendments Application SMA-20-01, and

3. Adopt a draft Resolution provided as Attachment 3 recommending that the City Council approve Use Permit Application UP-20-01 for the construction of a 24-pump service station in the Automotive Regional Commercial Zoning District.

8. REPORTS FROM COMMISSIONERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:

April 8, 2020

Seaside City Hall

7 PM

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

<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.A.

TO: Planning Commission

BY: Gloria Stearns, Community Development Manager
Rick Medina, Senior Planner
Sharon Mikesell, Administrative Analyst

DATE: April 1, 2020

SUBJECT: **ADOPTION OF RESOLUTION AMENDING THE 2004 SEASIDE GENERAL PLAN TO INCORPORATE THE MIDTERM REVIEW OF THE 5TH CYCLE (2015-2023) HOUSING ELEMENT TO THE GENERAL PLAN. THE MIDTERM REVIEW IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER 15061(b)(3).**

PURPOSE & RECOMMENDATION

Receive public testimony on the proposed Midterm Review of the 2015-2024 Housing Element Update and adopt a resolution approving a General Plan Amendment for the 5th Cycle 2015-2023 Housing Element Update. This item is exempt from the California Environmental Quality Act (CEQA) per 15061(b)(3).

BACKGROUND

The Housing Element is one of seven mandated elements of a General Plan per State General Plan Guidelines and must address the existing and projected housing needs for all economic segments of the City. State law requires that Housing Elements be updated every five to seven years based on a schedule set by legislation. State law also prescribes the contents and process of the Housing Element, and mandates review of the Element by the State Department of Housing and Community Development (HCD). The City has retained Veronica Tam and Associates to assist with the City's Four-year Housing Element Update for the 2015-2023 planning period.

The City of Seaside was requested by the State Housing and Community Development (HCD) to complete the 5th Cycle Housing Element in 2019, which was adopted by Council in December 2019 and certified by HCD in January 2020. The City was then required to update the Housing Element after substantial compliance was accomplished, as Housing

Elements typically have a lengthier period of time between updates. Since the City of Seaside approved both Campus Town and Ascent, this demonstrated substantial compliance and HCD requested Seaside update the Housing Element immediately. This resulted in the Midterm Review of 2015-2023 Housing Element. HCD issued a findings letter on March 25, 2020 indicating that the Housing Element Update is compliant with State law, and is provided as Attachment 1

The link to the draft 2015-2023 Housing Element can be found here: <https://www.ci.seaside.ca.us/DocumentCenter/View/10939/Midterm-Update-Housing-Element-March-2020> and is included by reference to the Resolution as Exhibit A.

The link to the draft Midterm Review of 2015-2023 Housing Element Technical Appendix can be found here: <https://www.ci.seaside.ca.us/DocumentCenter/View/10940/Midterm-Update-Housing-Technical-Appendix-March-2020> and is included by reference to the Resolution as Exhibit B.

When the City of Seaside achieves compliance with HCD Housing Element requirements, the City will then be eligible to receive State grant funding that specifically requires Housing Element compliance, specifically SB-1 and SB-2 grant funding. SB-1 impacts transportation grant funding and SB-2 impacts housing grant funding. The City has already submitted an SB-2 grant funding application, which was approved by Council in November 2019. The City also intends to apply for LEAP grant funding in 2020, which will help with additional grant funds for housing.

The Housing Element Update has been reviewed for consistency with other General Plan elements. Specifically, key housing-related policies in the Land Use Element of the 2004 General Plan, and the Land Use and Community Design Element and Healthy and Sustainable Community Element of the proposed General Plan Update have been reflected in the Housing Element Update.

The 2004 General Plan is viewable at the following web link: <http://www.ci.seaside.ca.us/269/Seaside-General-Plan>.

The General Plan Update information is viewable at following web link: seaside2040.com. Upon the adoption of the Seaside 2040 General Plan, references to the 2004 General Plan in this Housing Element Update would become void. As individual General Plan elements are amended over time, the City will review the Housing Element to ensure internal consistency with the General Plan.

One challenge with this housing element update was soliciting public participation during COVID-19. The City conducted stakeholder interviews via phone and email; conducted two community conversations called Seaside Chats... ; conducted a discussion about housing with the Planning Commission; and conducted an online survey in both English and Spanish. While there was limited participation as people focus on COVID-19 issues,

staff will continue to conduct outreach via Seaside Chats, which are community conversations, even if this becomes an online event, instead of in-person. The City remains committed to hearing from the community, even if new methods must be found.

Housing Element Update 2020 Schedule

Upon Planning Commission's recommendation for approval of the Resolution provided as Attachment 2 for the 2015-2023 Midterm Review of the Housing Element Update, the item will go to Council on April 2, 2020. If Council approves, staff will submit the adopted Housing Element to HCD for certification prior to April 15th, 2020 which will then allow the City to be eligible for SB-2 grant funding.

STAFF ANALYSIS AND FINDINGS

The Housing Element Update, once adopted by Council and certified by HCD, will allow the City to gain compliance with State Housing Law. The State of California mandates that all cities and counties prepare a Housing Element as part of the comprehensive General Plan. The Housing Element update provides the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the Seaside community.

The Housing Element Update includes:

1. Housing Policy and Goals Plan
2. Technical Appendices
 - a. Housing Needs
 - b. Housing Constraints
 - c. Housing Resources
 - d. Evaluation of Housing Element
 - e. Community Engagement

In response to HCD direction, received in March 2020 on its preliminary review of the draft Housing Element, the City noted that it will need to update the Zoning Code to be consistent with State regulations regarding inclusionary and density bonus housing.

This update contains fewer edits, due to the shortened timeframe between updates, but some notable updates include:

Demographics

The demographics presented in the Technical Appendix were updated to reflect more current data. This data was gathered with assistance from PlaceWorks, which is a

consulting firm offering technical assistance to communities through HCD at no cost.

Code Compliance

The program was updated to reflect the new SeeClickFix app that is available to residents and businesses to report issues affecting neighborhood quality.

Resource Conservation

Energy efficiency and resource conservation is a housing concern, currently being addressed by Monterey Bay Community Power through their incentive programs for electrification, reach codes, and low interest loans for generators.

Lot Consolidation

Progress on lot consolidation has been demonstrated by the Ascent project, which will result in consolidation of 14 parcels creating a site of 2.68 acres for development.

Accessory Dwelling Units (ADU)

The City of Seaside will consider updating local ADU regulations in 2020. A discussion of ADUs has been conducted with Planning Commission. The comprehensive Zoning Ordinance update will consider ADUs.

Affordable Housing Development

By the end of 2020 and as part of the comprehensive to the Zoning Ordinance, establish objective standards to accommodate Senate Bill 35 streamlining of affordable housing projects.

Transitional and Supportive Housing

Pursuant to new State Law (AB 2162), the Zoning Ordinance will be amended to permit supportive housing by right where multi-family housing (including the Mobile Home Park zoning) is permitted.

Low Barrier Navigation Center (LBNC)

A LBNC is defined as a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy (Government Code 65660). AB 101 requires that LBNC be a use by right in areas zoned for mixed use and nonresidential permitting multi-family uses if it meets specified requirements, including: 1) access to permanent housing; 2) use of a coordinated entry system (i.e., the Homeless Management Information m); and 3) use of Housing First according to Welfare and Institutions Code 8255.

Fair Housing Services

Implement the recommendations as follows:

1. Annually, allocate CDBG funds to public and supportive service programs that

- benefit the geographically underserved communities.
2. Implement the Economic Development policies of the General Plan to promote economic development activities to improve employment skills and create high-paying jobs throughout the County.
 3. Work with Monterey-Salinas Transit to expand transit services in areas with limited public transit services, especially the frequency of services.
 4. Annually promote the portability of Housing Choice Vouchers (HCV) to help tenants move to communities of opportunity. (HACM)
 5. Annually, promote the benefits of the HCV program to landlords to expand the inventory of rental properties accepting HCVs. (HACM)
 6. Through the fair housing service providers, connect residents with financial literacy and homebuyer education.
 7. Annually, monitor lending patterns and potentially discriminatory practices and work with lenders to address identified issues.
 8. Ongoing, provide information of State and Federal homeownership assistance programs.
 9. Ongoing, provide and/or pursue funding for homebuyer assistance as well as housing rehabilitation assistance.
 10. Ongoing, provide fair housing outreach and education to newspapers, listing agencies, real estate associations, apartment owners/managers associations, and homeowners association, etc.
 11. By 2021, convene a regional planning group to implement the plans of actions outlined in various regional planning efforts, to identify emergency trends, and to explore potential solutions/actions.

Environmental Review

This Midterm Review is exempt from the California Environmental Quality Act (CEQA) per (CEQA) per 15061(b)(3). The Notice of Exemption is in Attachment 3

PUBLIC COMMENTS

In response to the public noticing for the Planning Commission Meeting and Council Meeting, no comment letters have been received as of March 26, 2020.

ATTACHMENTS

1. Attachment 1-HCD Findings Letter 3-25-2020
 2. Attachment 2-Planning Commission Draft Resolution
 3. Attachment 2-Exhibit A Midterm Update 5. Housing (March 2020)
 4. Attachment 2-Exhibit B Midterm Update Housing Technical (March 2020)
 5. Attachment 3-NOE_Seaside HE 2020
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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



March 25, 2020

Gloria Stearns, Director
Community Development Department
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Dear Gloria Stearns:

RE: Review of Seaside's Draft Four-year Housing Element Update (2015-2024)

Thank you for submitting the City of Seaside's draft four-year housing element update received for review on March 17, 2020, along with revisions on March 24 and 25, 2020. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD has expedited this review to facilitate meeting funding requirements.

The draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law. The housing element will comply with State Housing Element Law (Article 10.6 of the Government Code) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585, subdivision (g).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the city must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available, while considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and the ongoing SB 2 funding consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, Seaside meets housing element requirements for these funding sources.

Government Code section 65588, subdivision (e)(4), requires a jurisdiction that did not adopt its housing element within 120 calendar days from the statutory due date (December 31, 2015) to revise its element every four years. Seaside is subject to the four-year revision requirement which was due December 31, 2019. The City of Seaside must revise the element on time for at least two consecutive due dates to regain the eight-year planning period. Since the element did not meet the four-year due date, the next opportunity to adopt on time will be the 6th cycle housing element update.

HCD appreciates the hard work and dedication provided in preparation of the housing element and looks forward to receiving Seaside's adopted housing element. If you have any questions or need additional technical assistance, please contact Paul McDougall, of our staff, at paul.mcdougall@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" written in a larger, more prominent script than the last name "West".

Shannan West
Land Use & Planning Manager

RESOLUTION NO. 20-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE

RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MID-TERM REVIEW OF THE 5TH CYCLE (2015-2023) HOUSING ELEMENT TO THE GENERAL PLAN

WHEREAS, the Mid-Term review of the 5th Cycle (2015-2023) Housing element meets the statutory requirements described in HCD's March 25, 2020 review as well as new statutory requirements effective January 1, 2020. The Housing Element will comply with state Housing Element law (Article 10.6 of the Government Code) when it is adopted, submitted to and approved by HCD, in accordance with Gov. Code section 65585, subdivision (g); and

WHEREAS, several federal, state, and regional funding programs consider Housing Element compliance as an eligibility or ranking criteria. For example, the Caltrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and the SB 2 Planning Grants as well as ongoing SB 2 funding consider Housing Element compliance and/or annual reporting requirements pursuant to Gov. Code section 65400. With a compliant Housing Element, Seaside meets Housing Element requirements for these funding sources; and

WHEREAS, the Mid-Term review of the of the 5th Cycle (2015-2023) Housing Element is exempt from the California Environmental Quality Act Section 15061(b)(3); and

WHEREAS, the Seaside Planning Commission, at a duly noticed public hearing on April 1, 2020, considered oral comments and written information concerning the Mid-Term review of the 5th Cycle (2015-2023) Housing Element. The Mid-Term Housing Element is attached as **Exhibit A**. The Technical Appendices to the Mid-Term Housing Element is attached as **Exhibit B**; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council of the City of Seaside adopt the Mid-Term of the 5th Cycle (2015-2023) Housing Element.

PASSED AND ADOPTED at a special meeting of the Planning

Commission of the City of Seaside, State of California, on the 1st day of April, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAI:

John Owens, Chairman

ATTEST

Planning Commission Secretary

5. Housing Element

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

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

Statutory Requirements

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

General Plan

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

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

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

The City of Seaside originally prepared the 2015-2023 Housing Element as part of the comprehensive update to the City's General Plan. However, due to delays in the adoption of the new General Plan, the Housing Element was revised to maintain consistency with both the existing and proposed General Plans and was reviewed for consistency with other General Plan elements. Specifically, key housing-related policies in the Land Use Element of the 2004 General Plan, and the Land Use and Community Design Element and Healthy and Sustainable Community Element of the proposed Seaside 2040 General Plan have been reflected in this Housing Element. Upon adoption of the Seaside 2040 General Plan, references to the 2004 General Plan in the 2015-2023 Housing Element would become void. As individual General Plan elements are amended over time, the City will review the Housing Element to ensure internal consistency.

Due to the delayed adoption of the 2015-2023 Housing Element, the City of Seaside is subject to the requirement of preparing a midterm review of the adopted Element. This document represents the City's midterm review of the City's accomplishments in implementing the 2015-2023 Housing Element and to update the status of the City's continued ability to accommodate its Regional Housing Needs Allocation (RHNA).

Fort Ord Base Reuse Plan

The Housing Element is also consistent with the Fort Ord Reuse Authority's (FORA's) Base Reuse Plan (BRP). The General Plan addresses and incorporates objectives and policies from the Seaside Land Use Element of the BRP, containing specific residential land use policies and program actions.

Setting the Scene

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

The Fort Ord military base was expanded between 1968 and 1978 during the height of the Vietnam War, and, subsequently, the mobilization of the Seventh Infantry Division. This expansion created a great demand for housing, particularly for the non-commissioned officers and enlisted personnel who were unable to secure housing on base. Seaside and Marina, as the adjoining cities, developed during that time to meet this housing demand. As a result, Seaside produced a significant amount of low-cost housing for military personnel. This housing demand was eased somewhat when the Army built more on-base housing in the late 1980s. However, workers in the hospitality and other service industries replaced the military personnel in Seaside, where

the majority of affordable housing on the Monterey Peninsula could be found. Even with the base closure of Fort Ord, Seaside continues to provide the bulk of affordable housing on the Monterey Peninsula. The closure of Fort Ord and continuing expansion of California State University Monterey Bay (CSUMB), and decrease in available land have brought new opportunities and challenges for Seaside.

Key Issues and Opportunities

- Several **demographic shifts in the City's population and household compositions** have implications on housing demand. These include an increased number of young adults (18-24) due to increased enrollment at CSUMB; decreased number of adults in the family-forming age (25-44) due to rising housing costs and limited employment opportunities; increased senior population (65+); and increased single households, including seniors living alone. These trends typically lead an increased demand for smaller housing units, alternative housing options, and options for rental housing.
- The City has several **housing problems relating to housing age, cost burden and overcrowding**. At least 75 percent of the housing stock is more than 30 years old, the age when rehabilitation or substantial repairs may be needed. About 75 percent of the housing stock is comprised of single family homes, with 41 percent of the households being owner-households. This implies a significant portion of the City's single family homes are being used as rentals. Prevalence of absentee landlords may present issues with deferred maintenance. While both home prices and rents are increasing, renter-households are disproportionately impacted by housing problems such as cost burden (paying more than 30 percent of income on housing) and overcrowding (with more than one person per room). Approximately 57 percent of the renter-households vs. 34 percent of the owner-households are experiencing a housing cost burden. Overcrowding is also more prevalent among renter-households at 19 percent compared to four percent of overcrowded owner-households.
- The Seaside **housing market does not provide sufficient housing that is affordable to lower income households**, including for those with service/hospitality/restaurant occupation jobs and/or CSUMB students, staff, and recent graduates. The primarily single family housing stock also does not offer a variety of housing types to accommodate the community's increasingly diverse housing needs.
- Between 2000 and 2015, the City's **housing stock contracted by 92 units**. The combined effects of the water shortage, housing market downturn between 2008 and 2012, and a slow recovery have led to a virtual standstill in residential development in recent years. However, the City is beginning to see revived interest in residential development and re-investment.
- The Monterey Peninsula has long faced **water supply challenges** that have hindered new residential development opportunities. Seaside has a remaining water allocation balance, a majority of which is appropriated

for proposed economic development projects, which include mixed use projects. The City's development strategy is to focus on mixed-use developments to promote balanced jobs and housing growth.

- This **General Plan update offers an opportunity** to reexamine the City's land use policy and seek strategies for preserving and improving the City's single family neighborhoods, while increasing residential development potential in focus areas. Areas with residential development potential include:

- Parcels within the **West Broadway Urban Village Specific Plan**, which are designated for a range of residential densities. Up to 60 units per acre is allowed and mixed use projects must have a minimum density of 30 units per acre.
- Mixed use opportunities along **East Broadway Boulevard (Between Fremont Boulevard and Noche Buena Boulevard)** and **Fremont Boulevard (Between Del Monte Boulevard and Canyon Del Rey Boulevard)**.
- The **Long Range Property Management Plan** of the Seaside Successor Agency to the Redevelopment Agency identifies a number of agency-owned properties that may be disposed for development in the future.
- **Seaside East future growth area** and **future specific plan area** offer long-range residential growth potential for a variety of single-family detached, townhomes, rowhouses, and multifamily dwelling units.

Housing Plan

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

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

Goals and Policies

Maintenance and Preservation of Housing and Neighborhoods

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

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

Policies:

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

Housing Production, Diversity, and Opportunities

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

Intent: A diverse housing inventory is needed to meet the changing socio and economic needs of the community. Demographics shifts in the last two decades and expected changes in the future require a range of housing options that can give residents choice of housing options and the ability to age-in-place as their housing needs evolve over time. Anticipated economic growth also demands new housing to be constructed in order to improve the jobs-housing

balance. Furthermore, the City has an obligation under State law to accommodate a share of the region's projected housing needs.

Policies:

- **Variety of housing.** Provide a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.
- **Affordability by design.** Encourage the creation of smaller and more affordable residential units that are affordable by design – units that are physically smaller and more efficiently designed.
- **Aging in place.** Support the concept of “aging in place” by offering a range of housing types and sizes that allows people to remain in the community as their housing needs change.
- **Innovative housing options.** Encourage the development of innovative housing options, including micro units and co-housing arrangements, to provide affordable housing options for seniors and single households.
- **De-concentration of affordable units.** Promote a geographic dispersal of units affordable to extremely low, very low, low, and moderate-income households throughout the City.
- **Accessory dwelling units.** Allow the development of accessory dwelling units in existing residential neighborhoods as an affordable alternative.

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

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

Policies:

- **Multifamily housing construction.** Encourage the construction of high-quality, well-designed multifamily housing and residential mixed-use projects along Broadway Avenue, Fremont Boulevard, the City's existing multifamily neighborhoods, and the Campus Town and Seaside East Specific Plan Areas.
- **Density bonus.** Implement the State density bonus program to provide incentives for additional affordable housing and maximizing available land on in-fill development sites.
- **Acquisition and rehabilitation.** Partner with non-profit housing developers to acquire and maintain property as affordable housing,

actively pursuing local, State, and federal funding programs or mechanisms for affordable housing.

- **Allocation of water and sewer services.** In compliance with State law, prioritize in-fill development sites to accommodate the allocation of water and sewer services for affordable housing.

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

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

Policies:

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

Housing Affordability and Protections

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

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

Policies:

- **Incentives.** Facilitate the development and provision of affordable housing through regulatory incentives, density bonuses, and other financial assistance (as funding permits, use of pre-fabricated materials).

- **Long-term affordability.** Ensure that units produced for extremely low, very low, low and moderate-income households are maintained as long-term affordable units by adopting deed restrictions and other reasonable mechanisms/deed restrictions to maintain the affordability for subsequent owners/renters of below market-rate housing.
- **Monitor affordable housing.** Monitor affordable housing programs to ensure continued availability of below market rate housing in Seaside.
- **Short-term rentals.** The Seaside Municipal Code 17.52.252 regulates Short Term Rentals in Seaside. Rather than setting a limit on the number of short-term rentals, the Council chose to identify the number of non-hosted units existed prior to April 2018 and allowed those to apply for an STR license. Hosted units may apply for an STR license regardless of when they began operating. All units must pass inspection, and uphold certain criteria established to help maintain the character of the neighborhood. Council will review the number of licenses and various enforcement efforts at least annually. The STRs must pay TOT (transient occupancy tax) and it is kept in a separate fund. The Council requested that 50 percent of the funds to be used for affordable housing in Seaside.

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

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

Policies:

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

Goal H-7: A City that affirmatively further fair housing for all.

Intent: The City has a diverse population. The City strives to offer equal access for all to the housing opportunities.

Policies:

- **Equal housing opportunity.** Work to ensure equal housing opportunities for all, including those special groups protected by State and federal fair housing laws.

- **Fair Housing Actions to Remove Impediments to Fair Housing Choice.** Periodically conduct assessment of fair housing conditions in the City and identify actions to remove impediments to Fair Housing Choice.
- **Fair Housing Outreach and Education.** Continue to provide fair housing outreach and education to residents, housing providers, and housing professionals.

Housing Opportunities for Special Needs Residents

Goal H-8: A diverse housing stock that meets the unique housing needs of special needs groups in Seaside, including seniors, persons with disabilities, homeless, at-risk youth, and veterans, among others.

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

Policies:

- **Special needs housing.** Encourage the development of housing that is accessible to special needs residents, especially seniors, disabled veterans, homeless, and transitional foster youth through transitional and supportive housing, ensuring reasonable accommodation, and provision of emergency shelters.
- **Incentives for housing for seniors and disabled.** Provide incentives to support senior housing, assisted living facilities, and housing for persons with disabilities (including persons with developmental disabilities) on sites within proximity to supportive services, community facilities, and public transportation.
- **Continuum of care for the homeless.** Support a continuum of housing options for the homeless, ranging from rapid re-housing, emergency shelters, transitional housing, and permanent supportive housing, and safe parking for homeless individuals and families. (The City established a safe parking license that may be issued to proper providers, following guidelines to promote safety for participants, while maintaining the character of a neighborhood.)
- **Supportive services for the homeless.** Provide a range of supportive services for the homeless with an emphasis on homeless prevention.
- **Universal design.** Encourage universal design of housing products and environments, making them usable by a wide range people with different physical and mental abilities.
- **Access to transportation and services.** Integrate special needs housing in close proximity to transit and public services.

Public/Private Partnerships and Regional Collaboration

Goal H-9: The City of Seaside is a leader seeking regional solutions to housing issues in the Monterey Bay area.

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

Policies:

- **Collaborative partnerships.** Participate in collaborative partnerships of neighboring jurisdictions, non-profit organizations, affordable and for-profit housing developers, and major employers in the production of a variety of affordable housing opportunities in Seaside.
- **Collaboration with FORA and Post-FORA Agencies.** The former Ford Ord area remains a significant resource for future housing opportunities such as Campus Town Specific Plan area and Seaside East Future Growth area. The City will work closely with neighboring jurisdictions and FORA, as well as other post-FORA agencies in the planning for these areas.
- **Regional planning.** Participate in regional planning efforts to address regional housing issues, such as the Sustainable Communities Strategy, a jobs-housing balance, and homelessness prevention.
- **Fair Housing.** Participate in regional efforts to address fair housing issues and disparities in access to opportunities through the Regional Analysis of Impediments (AI) to Fair Housing Choice process.

Community Involvement

Goal H-10: An open process that facilitates community involvement in the development of housing policies and programs and enhance accountability.

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

Policies:

- **Accountability in implementation.** Maintain City leadership in helping attain the objectives of the City's Housing Element by following through on the prescribed actions in a timely manner and monitoring progress annually.
- **Collaborative planning.** Encourage and support early public participation in the development and review of City housing policy from all economic and demographic segments of the community, including the

encouragement of neighborhood-level planning and working with community groups and other interest groups.

- **Community engagement by developers.** Encourage developers of any major project to have neighborhood meetings with residents early in the process to undertake early problem solving and facilitate a more informed, efficient, and constructive development review process.

Housing Programs

Maintenance and Preservation of Housing and Neighborhoods

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

2019-2023 Timeframe and Objectives:

- Continue to implement the Neighborhood Improvement Commission and focus code enforcement efforts in the target areas with concentrated issues of code violations.
- Conduct periodic housing conditions surveys in targeted neighborhoods.
- Promote the app, SeeClickFix that allows anyone to report problems to the City for resolution via their smartphone.
- Pursue funding available at the state and federal levels to assist in code corrections and residential rehabilitation (see also Program 3). Ensure Code Enforcement Officers provide information on resources available for making code corrections.

Progress as of March 2020: Residents and businesses appreciate the SeeClickFix app. It allows them to report code compliance issues, safety issues, homeless concerns, etc., and track progress of their requests. The City distributes business cards with links to the app. The City Council also approved a budget increase for FY 2019-2020 to allow additional code enforcement time on nights and weekends. It is anticipated a budget increase will be requested again for FY 2020-2021.

Financing: General Fund

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

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

2019-2023 Timeframe and Objectives:

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

Progress as of March 2020: This program is ongoing and residents and businesses can use the SeeClickFix app to report abandoned properties.

Financing: General funds

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

Acquisition/Rehabilitation: Approximately 77 percent of the City's housing stock was built prior to 1980, making the majority of the housing units older than 35 years. Many require some major upgrades or rehabilitation. While there is a significant need for housing rehabilitation assistance, both in the rental and ownership housing inventories, the City currently lacks sufficient financial and administrative resources to provide assistance to households in need.

2019-2023 Timeframe and Objectives:

- Partner with nonprofits to acquire and rehabilitate deteriorating multifamily housing units with the goal of rehabilitating five units between 2019 and 2023. Also, deed-restrict affordable housing for lower income households and persons with special needs.
- Annually explore and if appropriate, pursue funding resources available at the State and federal levels to assist in rehabilitation of rental and ownership housing.

Progress as of March 2020: This program is ongoing.

Financing: State and federal housing funds as available

Responsible Agencies: Community Development/Planning Division

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

2019-2023 Timeframe and Objectives:

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

Progress as of March 2020: The City of Seaside has joined the Monterey Bay Community Power (MBCP), another energy provider. MBCP promotes electrification, incentives for Building Reach Codes, and low interest loans for generators.

Financing: None required

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

Housing Production, Diversity, and Opportunities

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

2019-2023 Timeframe and Objectives:

- Monitor and update the City's residential sites inventory annually to ensure that adequate capacity is available to accommodate the City's remaining RHNA of 143 units for this planning period (95 very low income, 46 low income, and 2 moderate income units).
- Provide the residential sites inventory to interested developers.
- Pursue adoption of the 2040 General Plan by 2020.
- Pursuant to AB 1397, amend the Zoning Code by the end of 2020 to establish an overlay on non-vacant parcels (Sites C, P, U, and W, and Library Site as identified in Tables App-44 and APP-45 of the Housing Element Appendix) to permit residential use by right for housing development in which at least 20 percent of the units are affordable to lower income households.

- Pursue development of future growth areas and future specific plan areas through specific or master planning techniques. Ensure that residential development is considered in these areas to accommodate the appropriate mix of future housing needs in the community.
- Develop guidelines for working with FORA and post-FORA agencies in the planning of former Fort Ord areas.
- In 2021, conduct an analysis of development applications to assess average density by zone proposed by developers compared to the density assumptions used in the Housing Element.

Progress as of March 2020: In 2020, the City approved the 105-unit Ascent project and Campus Town, which includes 225 affordable housing units. These project and other citywide sites available offer adequate sites to meet the City's remaining RHNA. The comprehensive Zoning Ordinance update is underway.

Financing: General fund

Responsible Agency: Community Development/Planning Division

- 5. Replacement Housing:** Seaside will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the sites inventory of this Housing Element when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished

2019-2023 Timeframe and Objectives:

- In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

Progress as of March 2020: The City will continue to comply with the replacement requirements. Development of The Ascent and Campus Town would not result in the loss of affordable units for lower income households.

Financing: General Funds

Responsible Agency: Community Development/Planning Division

- 6. Monitoring of Residential Capacity (No Net Loss):** Future residential development in Seaside will occur primarily along mixed-use corridors, with the redevelopment of existing multifamily buildings, and in new growth areas. The City will monitor the development of residential and

mixed use sites included in the inventory to ensure an adequate inventory continues to be available to meet the City's RHNA obligations by income level, consistent with the No Net Loss requirements in Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining RHNA by income level, the City will ensure adequate capacity is provided in existing Seaside neighborhoods, Main Gate Specific Plan areas, the future growth areas, and/or future specific plan areas to accommodate the RHNA.

2019-2023 Timeframe and Objectives:

- Beginning in 2018, comply with new State law requirements (AB 35 and AB 879) on annual reporting to the State Department of Housing and Community Development (HCD) for housing units constructed and housing applications/approvals by income level.
- If additional sites (such as through master planning in the future growth areas or future specific plan areas) are required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be rezoned within 180 days.

Progress as of March 2020: The City continues to monitor the No Net Loss requirements of development on the City's residential sites inventory in the Housing Element. The most recent projects - The Ascent and Campus Town - would not result in a loss of existing housing units.

Financing: General fund

Responsible Agency: Community Development/Planning Division

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

Currently, the City has provisions in the Zoning Ordinance to facilitate improvement on health and safety conditions and future development potential - two or more contiguous parcels may be merged by the City Council when the parcels are held by the same owner if:

- One of the parcels is undeveloped with structures, and
- At least one of the parcels is considered substandard due to size (less than 5,000 square feet), inconsistency with General Plan or applicable specific plan, or contains health and safety hazards.

To facilitate future development, the City will modify the lot consolidation program to remove the requirements for undeveloped parcel(s) and substandard lot size, and to develop mechanisms and incentives to encourage lot consolidation. Incentives to be considered may include increased density or Floor Area Ratio, height limit, reduced parking requirements, and/or streamlined processing of lot consolidation applications, etc.

2019-2023 Timeframe and Objectives:

- Encourage lot consolidation by assisting interested developers in identifying sites with consolidation potential.
- By the end of 2020, as part of the comprehensive update to the Zoning Ordinance to implement the General Plan, modify the lot consolidation requirements and establish incentives for consolidation.
- Promote lot consolidation incentives to property owners and developers with the goal of achieving three developments involving lot consolidation over five years.
- Require the merger of contiguous substandard lots of record when a property is developed or redeveloped.
- In 2021, assess the effectiveness of incentives and actions in promoting the consolidation and development of small parcels, and make appropriate adjustments to facilitate lot consolidation.

Progress as of March 2020: The Ascent Project involves the consolidation of 14 parcels to a site of 2.68 acres. The comprehensive Zoning Ordinance update is underway.

Financing: General fund

Responsible Agency: Community Development/Planning Division

- 8. Accessory Dwelling Units (ADUs):** Recognizing the potential of accessory dwelling units as an affordable housing option, the State has recently passed several changes to the Second Unit law (now renamed to Accessory Dwelling Unit law) to ease restrictions on these units. The City currently adheres to the State laws concerning ADUs.

2019-2023 Timeframe and Objectives:

- Conduct ADU study sessions with the Planning Commission in 2020.
- Periodically update the City website to provide ADU information for the public.
- By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, address the provision of ADUs consistent with State law. The City anticipates development ten accessory units during this planning period.

Progress as of March 2020: On the March 11, 2020 Planning Commission meeting, the topic of ADUs was discussed. Additional study sessions will be conducted in 2020 as the City updates the ADU Ordinance to comply with new State law. The comprehensive Zoning Ordinance update is underway.

Financing: General fund

Responsible Agency: Community Development/Planning Division and Housing Program Manager

Housing Affordability and Protections

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

- **Mortgage Credit Certificates:** The MCC Tax Credit is a federal credit that can reduce potential federal income tax liability, creating additional net spendable income, which borrowers may use toward their monthly mortgage payment.
- **CalHFA Conventional Loan Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term.
- **CalPLUS Conventional Loan Program:** This program is conventional first mortgage with a slightly higher fixed interest rate than our standard conventional program. This loan is fully amortized for a 30-year term and is combined with the CalHFA Zero Interest Program (ZIP) for closing costs.
- **MyHome Assistance Program:** This program offers a deferred-payment junior loan for an amount up to the lesser of: 3.5 percent of the purchase price or appraised value to assist with downpayment and/or closing costs.

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

2019-2023 Timeframe and Objectives:

- Periodically update the City website to promoting resources available to first-time homebuyers.

Progress as of March 2020: In March 2020, the City created a dedicated Housing page on its website to provide links to various housing resources:

<http://www.ci.seaside.ca.us/705/Housing>

Financing: None required

Responsible Agencies: Community Development/Planning Division

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

2019-2023 Timeframe and Objectives:

- Support HAMC's efforts to pursue additional funds and petition for higher payment standards.
- Work with ECHO Housing, the City's Fair Housing service provider to educate tenants and landlords regarding the State's new source of income protection, which covers the use of HCVs and other public assistance for rent payments.

Progress as of March 2020: In March 2020, the City created a dedicated Housing page on its website to provide links to various housing resources:

<http://www.ci.seaside.ca.us/705/Housing>

Financing: Section 8

Responsible Agencies: Community Development/Planning Division; HAMC

11. **Preservation of Publicly Assisted Low Income Housing:** One affordable housing project in Seaside - Hannon Sea View Apartments - is considered at potential risk of converting to market-rate housing. This 133-unit project was funded with LIHTC and maintains a project-based Section 8 contract for 85 of the units. The LIHTC requires the project to be deed restricted as low income housing for a minimum of 15 years until 2019, with the Section 8 contract due to expire in 2022. Hannon Sea View Apartments has not expressed intent to convert to market-rate housing.

2019-2023 Timeframe and Objectives:

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

Progress as of March 2020: This program is ongoing.

Financing: None required.

Responsible Agencies: Community Development/Planning Division; HAMC

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

2019-2023 Timeframe and Objectives:

- By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, establish appropriate development standards and incentives to facilitate mixed use developments and residential development in mixed use neighborhoods. Specifically, in addition to the State-mandated density bonus, the City may consider other incentives and concessions, such as:
 - Increased lot coverage,
 - Reduced setback requirements,
 - Reduced parking requirements,
 - Increased permissible building heights,
 - Increased FAR, and
 - Reduced impact fees.
- By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, establish objective standards to accommodate SB 35 streamlining of affordable housing projects.
- Annually contact affordable housing developers to promote new opportunities and incentives for affordable housing development in the City.
- Facilitate the development of 50 affordable housing units for lower income households, including extremely low income and those with special housing needs:
 - Support funding applications for affordable housing by private developers provided the proposed projects are consistent with the City's General Plan and other specific plans.
 - As funding permits, provide financial assistance to affordable housing development using the City's Inclusionary Housing In-Lieu fee and Transient Occupancy Tax collected from short-term rentals.

- o Assist developers identifying available sites for affordable housing, including City-owned properties (such as the Library site).

Progress as of March 2020: The Comprehensive Zoning Ordinance update is underway. Both The Ascent and Campus Town include 20 percent affordable housing.

Financing: Inclusionary Housing In-lieu Fee

Responsible Agencies: Community Development/Planning Division

- 13. Density Bonus Ordinance:** The City's Density Bonus Ordinance works with the City's Inclusionary Housing Program to facilitate affordable housing development. However, the Density Bonus Ordinance has not yet been updated to reflect recent changes in State law.

2019-2023 Timeframe and Objectives:

- By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, the City will update its density bonus provisions to be consistent with State law.

Progress as of March 2020: The Comprehensive Zoning Ordinance update is underway.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

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

2019-2023 Timeframe and Objectives:

- Continue to implement the Inclusionary Housing program.
- Review the Inclusionary Housing Program with the Density Bonus Ordinance (Program 13) to ensure consistency with State law. If inconsistencies are identified, initiate Zoning Ordinance revisions within six months.
- Annually monitor development trends and market conditions to assess the effectiveness of the Inclusionary Housing program.

Progress as of March 2020: Both The Ascent and Campus Town include 20 percent affordable housing.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

Remove Potential Constraints

- 15. Multifamily and Mixed Use Design Guidelines:** Multifamily and mixed use construction in the City is required to undergo architectural review. However, the City has no established design guidelines to provide guidance to developers and to ensure consistency of review.

2019-2023 Timeframe and Objectives:

- By the end of 2020, establish design guidelines on site planning, massing and scale, and architecture features for multifamily and mixed use development.

Progress as of March 2020: The City is working on establishing objective design guidelines.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

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

2019-2023 Timeframe and Objectives:

- By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, provide consistent treatment for market-rate and affordable attached single family homes.

Progress as of March 2020: The comprehensive Zoning Ordinance update is underway.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

17. **Adequate Water Supply for the Development of New Housing:** There is currently an inadequate supply of water on the Monterey Peninsula for new development to occur. While the City has rights to a certain amount of water in the next five years, it does not currently have access to that water due to the cease and desist order. To facilitate development of the remaining RHNA of 145 units, the City is working with other jurisdictions and agencies to maintain and augment the existing water supply.

2019-2023 Timeframe and Objectives:

- Support efforts by the MPWMD to expand the water supply with new water sources being earmarked for development.
- Continue to work to have the MPWMD and MCWD reverse its policy decision of prohibiting the transfer of water credits from one property to another.
- Continue to work with MPWMD and MCWD to develop water conservation methods (e.g., low flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects.
- Pursuant to AB 1087, work with MPWMD to establish a procedure to prioritize water allocation for developments that include units set aside as affordable housing for lower income households, including affordable housing within larger, mixed use developments and larger residential subdivisions.
- Upon adoption of the Housing Element, provide a copy of the Element to MPWMD and MCWD for greater awareness of affordable housing priorities and collaboration, in compliance with AB 1087.
- Pursue various strategies to secure water for Seaside's future development, starting in 2019, including:
 - Private water: A combination of public and private water is being used for the Ascent project, which allows a new meter to be set [unlike most development which is subject to the cease and desist order banning new meters or intensification of use]. On an ongoing basis, the City will monitor opportunities where the use of private water may be beneficial to accomplish housing objectives.
 - In-Lieu Storage and Recovery Program: Annually, explore with MCWD opportunities for increased use of recycled water. The City began work to divert potable water from the Bayonet and Black Horse Golf Course in January 2020.
 - Diverting potable water used at the Bayonet and Black Horse Golf Course: This strategy was given approval by a judge in October 2019 and the City began work on this in January 2020.

- o Pure Water Monterey: Phase I of the Pure Water Monterey project is already completed, with the Phase II EIR currently in circulation.
- o California American Water Desalination Project: This project is currently being reviewed by the Coastal Commission.

Progress as of March 2020: Stormwater reclamation and other methods are being pursued to increase the availability of water for housing in Seaside.

Financing: None required.

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

Housing Opportunities for Special Needs Residents

- 18. Housing for Extremely Low Income and Special Needs Households:** The Zoning Ordinance is the primary implementation tool for the Land Use Element and can be used to encourage the development of housing for extremely low income and special needs households (including persons with developmental disabilities).

2019-2023 Timeframe and Objectives: By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, address the following housing-related code amendments:

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

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

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

Pursuant to new State law (AB 2162), the Zoning Ordinance will be amended to permit supportive housing by right where multi-family housing (including the Mobile Home Park zoning) is permitted. Other specific provisions include:

- The City is required to notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing.
- After the application is complete, the City shall complete its review of the application within 60 days for smaller projects (50 or fewer units) and 120 days for larger projects (more than 50 units).
- The City shall not impose any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.
- **Reasonable Accommodations:** The City of Seaside currently processes requests for reasonable accommodation for disabled persons via a variance. This procedure of requiring a variance is considered potentially constraining to housing for persons with disabilities as the public hearing process adds time and costs to disabled applicants. The City will amend the reasonable accommodation procedure to provide flexibility in the planning application and development regulations for disabled residents via an administrative procedure. The procedure will specify eligibility, standards and regulations covered by the reasonable accommodation procedure, and extent of relaxation provided.
- **Single-Room Occupancy (SRO):** SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many modern SROs have one or the other. Currently, the City's Zoning Ordinance does not contain provisions for SRO housing. The City will amend the Zoning Ordinance to conditionally permit SRO housing in the Commercial Mixed Use (CMX) zone.
- **Employee Housing:** The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted. However, the City has no agricultural zones and no zones permit commercial agricultural activities. The City will amend the Zoning Ordinance by the end of 2020 to include provisions for housing for six or fewer employees.

- **Low Barrier Navigation Center (LBNC):** A LBNC is defined as a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy (Government Code §65660). AB 101 requires that a LBNC be a use by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses if it meets specified requirements, including: 1) access to permanent housing; 2) use of a coordinated entry system (i.e., the Homeless Management Information System); and 3) use of Housing First according to Welfare and Institutions Code §8255.

Progress as of March 2020: The comprehensive Zoning Ordinance update is underway.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

19. Housing Facilities and Services for the Homeless: The 2019 County Point-in-Time Count of the homeless estimates 182 homeless persons in Seaside. The City has established a committee to oversee funds from the General Fund for the provision of services for the homeless. The City also utilizes CDBG funds to support homeless services and facilities.

2019-2023 Timeframe and Objectives:

- Annually, evaluate the homeless needs and gaps in services and facilities and allocate funding via the homeless committee and CDBG program.

Progress as of March 2020: These activities are ongoing with annual reviews and budgeting.

Financing: General fund; CDBG

Responsible Agencies: Community Development

- 20. Affirmatively Furthering Fair Housing:** The City will continue to disseminate information to the public in English and Spanish regarding fair housing services, rights, illegal practices, and agencies that are available to assist in resolving housing discrimination issues. The City collaborated with other CDBG entitlement jurisdictions in the County to conduct a regional Analysis of Impediments (AI) to Fair Housing Choice. The Regional AI was completed in June 2019.

2019-2023 Timeframe and Objectives:

- Amend the Zoning Ordinance to address the housing options for persons with special needs (see Program 18 above).
- Coordinate with the HAMC to provide brochures and other pertinent fair housing materials in English and Spanish at City Hall, the library, the Post Office, Oldemeyer Center, and at the public counter.
- Implement the AI recommendations as follows:
 - Annually, allocate CDBG funds to public and supportive service programs that benefit the geographically underserved neighborhoods.
 - Implement the Economic Development policies of the General Plan to promote economic development activities to improve employment skills and create high-paying jobs.
 - Work with Monterey-Salinas Transit to expand transit services in areas with limited public transit services, especially the frequency of services.
 - Annually promote the portability of Housing Choice Vouchers (HCV) to help tenants move to communities of opportunity. (HACM)
 - Annually, promote the benefits of the HCV program to landlords to expand the inventory of rental properties accepting HCVs. (HACM)
 - Through the fair housing service providers, connect residents with financial literacy and homebuyer education.
 - Annually, monitor lending patterns and potentially discriminatory practices and work with lenders to address identified issues.
 - Ongoing, provide information of State and Federal homeownership assistance programs.
 - Ongoing, provide and/or pursue funding for homebuyer assistance as well as housing rehabilitation assistance.
 - Ongoing, provide fair housing outreach and education to newspapers, listing agencies, real estate associations, apartment owners/managers associations, and homeowners association, etc.
 - By 2021, convene a regional planning group to implement the plans of actions outlined in various regional planning efforts, to identify emergency trends, and to explore potential solutions/actions.

Progress as of March 2020: The City continues to contract with ECHO Housing to provide fair housing services for residents, housing providers, and housing professionals. The comprehensive Zoning Ordinance update is underway.

Financing: CDBG

Responsible Agencies: Community Development; Fair Housing Service Providers; and HAMC

Quantified Objectives

The following table summarizes the City's quantified housing objectives for the 2019-2023 planning period.

Table 1: Quantified Objectives for 2015-2023

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed	10	20	20	100	200	350
<u>Units Approved as of March 2020</u>						
<u>The Ascent</u>	<u>--</u>	<u>--</u>	<u>14</u>	<u>--</u>	<u>91</u>	<u>105</u>
<u>Campus Town</u>	<u>54</u>		<u>58</u>	<u>49</u>	<u>227</u>	<u>388</u>
Units to be Rehabilitated	1	2	2	0	0	5
Units to be Conserved	66	67	--	--	--	133

CITY OF SEASIDE

MIDTERM REVIEW OF

2015-2023 HOUSING ELEMENT TECHNICAL APPENDIX

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Organization

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

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

Additionally, the Housing Plan sets forth goals, policies, implementing actions, and objectives for the planning period.

Section 1: Introduction

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

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

Key Issues and Opportunities

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

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

- **Housing problems relating to housing age, cost burden and overcrowding.**

- o At least 75 percent of the housing stock is more than 30 years old, the age when rehabilitation or substantial repairs may be needed.
 - o About 75 percent of the housing stock is comprised of single-family homes, with 41 percent of the households being owner-households. This implies a significant portion of the City's single-family homes are being used as rentals. Prevalence of absentee landlords may present issues with deferred maintenance.
 - o While both home prices and rents are increasing, renter-households are disproportionately impacted by housing problems such as cost burden (paying more than 30 percent of income on housing) and overcrowding (with more than one person per room). Approximately ~~54-57~~ percent of the renter-households vs. ~~43-34~~ percent of the owner-households are experiencing housing cost burden. Overcrowding is also more prevalent among renter-households at 19 percent compared to four percent of overcrowded owner-households.
- **Mismatch between housing preferences and available housing types.** The Seaside housing market does not provide sufficient housing that is affordable to lower income households such as those with service occupation jobs or CSUMB students, staff, and recent graduates. The primarily single-family housing stock also does not offer a variety of housing types to accommodate the community's increasingly diverse housing needs.
 - **Recent residential growth.** Between 2000 and 2015, the City's housing stock actually contracted by 92 units. The combined effects of the water shortage, housing market downturn between 2008 and 2012, and a slow recovery have led to a virtual standstill in residential development in recent years. However, the City is beginning to see revived interests in residential development and an increase in property values.
 - **Water supply.** The Monterey Peninsula has long faced water supply challenges that have hindered new residential development opportunities. Seaside has a remaining water allocation balance of 43 acre-feet (in the former FORA), a majority of which is appropriated for proposed economic development projects, which include mixed use projects. The City's development strategy is to focus on mixed-use developments to promote balanced jobs and housing growth within the built-out urban areas of Seaside proper.
 - **Future Residential Development.** This General Plan update offers an opportunity to reexamine the City's land use policies and seek strategies for preserving and improving the City's low and medium density single-family neighborhoods on the one hand and increasing the potential of infill residential development in medium to high density focus areas. Areas with residential development potential include:
 - o Parcels within the **West Broadway Urban Village Specific Plan** are designated for a range of residential densities. Up to 60 units per acre is allowed and mixed use project must have a minimum density of 30 units per acre.
 - o Mixed use opportunities along **East Broadway Boulevard corridor** and **Fremont Boulevard corridor**.
 - o The **Long Range Property Management Plan** of the Seaside Successor Agency identifies a number of agency-owned properties that may be disposed for development in the future (discussed further later). Six of those properties are identified as potential sites with residential/mixed use development potential. One has already been acquired by a developer to construct an 80-unit apartment project.

- o **Seaside East future growth area** and **future specific plan area** offer long-range residential growth potential for single-family, multifamily, and mixed use housing.

Section 2: Housing Needs

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

Population Trends and Characteristics

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

1. Population and Age Characteristics

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

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

Seaside continues to be the most populated city (34,071 residents) on the Monterey Peninsula with a 7.5-percent increase in population from 2000 to 2016. ~~Table App-1~~ [Table App-1](#) summarizes population growth from 2000 to 2016 for cities on the Peninsula and the County. While the County's overall population increased almost nine percent during last 16 years, the population of a few Peninsula cities actually declined during this period, with small gains beginning to show since 2010.

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

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

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

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

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

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

Table App-2: Age Characteristics

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

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

2. Race and Ethnicity

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

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

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

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

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

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

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

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

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

Employment Market

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

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

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

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

Table App-4: Occupations		
Occupation	Percent of City Employed Civilian Population	Percent of County Employed Civilian Population
Management/Professional	24.4%	27.7%
Service	40.7%	20.4%
Sales/Office	21.6%	21.7%
Farming/Fishing/Forestry	0.8%	12.0%
Construction/Extraction/Maintenance	5.9%	7.2%
Production/Transportation	6.6%	11.0%
Total	100.0%	100.0%

Source: American Community Survey, 2010-2014.

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

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

Source: State Employment Development Department, 2016.

Household Type and Characteristics

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

1. Household Income

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

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

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

Table App-6: Median Household Income							
City	1990 Census		2000 Census		2014 ACS	Percent Increase 1990-2000	Percent Increase 2000-2014
	Unadjusted 1990	Inflation Adjusted to 2014	Unadjusted 2000	Inflation Adjusted to 2014			
King City	\$27,386	\$49,604	\$34,398	\$47,289	\$40,500	-4.7%	-14.4%
Greenfield	\$29,712	\$53,817	\$37,602	\$51,694	\$52,374	-3.9%	1.3%
Seaside	\$28,655	\$51,902	\$41,393	\$56,906	\$52,538	9.6%	-7.7%
Gonzales	\$25,458	\$46,112	\$42,602	\$58,568	\$51,178	27.0%	-12.6%
Soledad	\$27,078	\$49,046	\$43,000	\$59,115	\$46,010	20.5%	-22.2%
Marina	\$29,043	\$52,605	\$43,720	\$60,105	\$53,828	14.3%	-10.4%
Salinas	\$31,271	\$56,641	\$43,720	\$60,105	\$49,728	6.1%	-17.3%
Monterey	\$34,727	\$62,901	\$49,109	\$67,514	\$64,772	7.3%	-4.1%
Pacific Grove	\$33,385	\$60,470	\$50,254	\$69,088	\$70,230	14.3%	1.7%
Carmel-by-the-Sea	\$36,804	\$66,663	\$58,163	\$79,961	\$62,460	19.9%	-21.9%
Monterey County	\$33,520	\$60,715	\$48,165	\$66,216	\$58,582	9.1%	-11.5%

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

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

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

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

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the Census Bureau that are largely not available through standard Census products. The most recent estimates are derived from the 2009-2013 ACS. This dataset, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrates the extent of housing problems and housing needs, particularly for lower income households. According to the CHAS data (Table App-7), extremely low and very low income households comprised close to 22.6.9 percent of all households in Seaside. About

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

another 22.50 percent were within the low income (51 to 80 percent AMI) category and half. The majority of the City's households (59.6 percent) were within the moderate/above moderate income category (greater than 80 percent AMI). The proportion of moderate/above moderate income households in the City was similar as the County as a whole.

Table App-7: Distribution by Income Group (2009-2013)					
Jurisdiction	Total Households	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/Above Moderate Income (80%+)
City of Seaside	10,425	10.15%	11.66%	19.62%	58.70%
Monterey County	125,425	11.50%	13.31%	18.67%	56.51%

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

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

2. Household Types

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

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

Table App-8: Changes in Household Type

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

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

Housing Stock Characteristics

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

1. Housing Stock

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

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

Table App-9: Housing Stock Growth					
Unit Type	Number of Units			Percent Change 2000 to 2010	Percent Change 2010 to 2016
	2000 Census	2010 Census	2016 DOF		
Single Family	8,386	8,044	8,080	-4.1%	0.4%
Detached	6,107	6,779	6,809	11.0%	0.4%
Attached	2,279	1,265	1,271	-44.5%	0.5%
Multifamily	2,187	2,245	2,251	2.7%	0.3%
2-4 Units	929	877	883	-5.6%	0.7%
5 or more	1,258	1,368	1,368	8.7%	0.0%
All Others	432	583	583	35.0%	0.0%
Total Units	11,005	10,872	10,914	-1.2%	0.4%

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

Sources:

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

2. Unit Type and Size

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

Table App-10: Unit Size by Tenure (2010-2014) – City of Seaside						
Unit Size	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
Studio	14	0.4%	204	3.2%	218	2.1%
1 bedroom	114	2.9%	1,035	16.4%	1,149	11.3%
2 bedrooms	825	21.2%	2,117	33.6%	2,942	28.9%
3 bedrooms	2,368	61.0%	2,442	38.8%	4,810	47.2%
4 bedrooms	541	13.9%	404	6.4%	945	9.3%
5 or more bedrooms	22	0.6%	99	1.6%	121	1.2%
Total	3,884	100%	6,301	100%	10,185	100%

Source: American Community Survey, 2010-2014

3. Age of Housing Units

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



Rental Unit Apartments in Seaside.

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

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

Source: American Community Survey, 2010-2014

4. Housing Conditions

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

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

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

Source: ACS 2010-2014

5. Code Enforcement Activities

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

Table App-13: Summary of Neighborhood Conditions

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

Note: Shading indicates conditions not applicable in neighborhood.

6. Housing Tenure and Vacancy

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

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

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

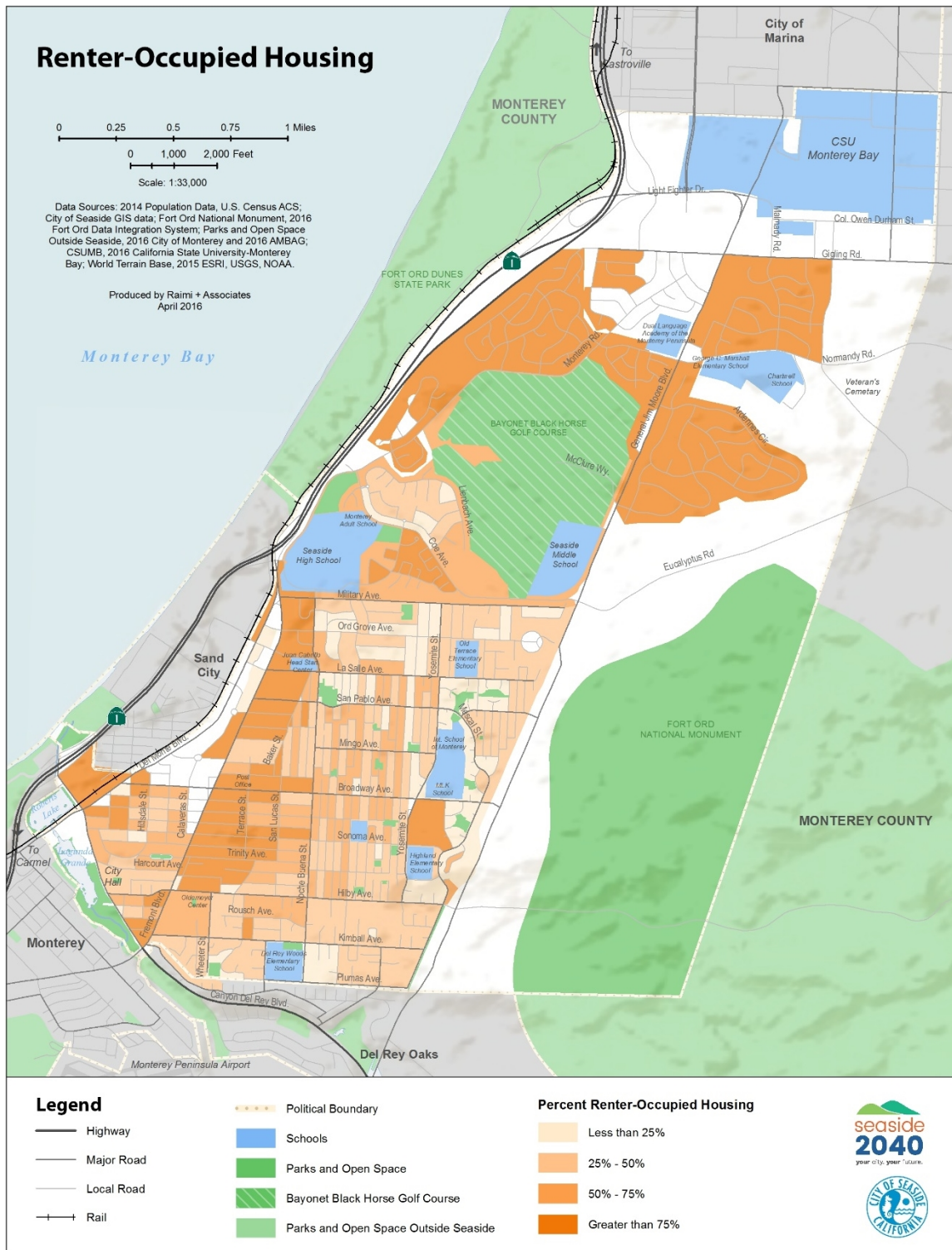
The overall vacancy rate in Seaside was 6.4 percent in according to the 2010-2014 ACS. However, a significant portion (22 percent) of these vacant units were classified as "Other Vacant", referring to units held vacant by owners for other unspecified reasons, including being held for occupancy by caretakers.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

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

Table App-14: Tenure and Vacancy Rates			
	2000 Census	2010 Census	2014 ACS
Tenure			
Owner	44.0%	41.4%	38.1%
Renter	56.0%	58.6%	61.9%
Vacancy			
Owner	2.9%	2.2%	0.4%
Renter	1.5%	4.9%	5.6%

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

Figure App-1: Renter-Occupied Housing



Housing Market

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

1. Home Prices

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

Table App-15: Median Home Price – November 2014 to November 2016				
Jurisdiction	Median Price			2014-2016 % Change
	November 2014	November 2015	November 2016	
Carmel	\$1,385,750	\$1,450,000	\$1,300,000	-6.2%
Gonzales	\$232,500	\$320,000	\$385,000	65.6%
Greenfield	\$250,000	\$232,500	\$262,500	5.0%
King City	\$241,000	\$280,000	\$290,000	20.3%
Marina	\$450,000	\$523,500	\$578,000	28.4%
Monterey	\$557,500	\$602,500	\$662,000	18.7%
Pacific Grove	\$839,000	\$757,500	\$808,500	-3.6%
Salinas	\$350,000	\$415,000	\$414,000	18.3%
Seaside	\$395,000	\$438,750	\$437,500	10.8%
Monterey County	\$444,500	\$500,000	\$500,000	12.5%

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

Additional sources were consulted in an effort to better understand the home sale market in Seaside. Trulia.com² listed 78 homes for sale on January 31, 2017. According to Trulia's most recent real estate data, the median sales price for a home in Seaside was \$447,500 with a range of \$225,000 to \$1,300,000. From the information obtained on Trulia, the home median sales price for the City of Seaside has continually increased over the past five years. Seaside market trends indicate an increase of \$33,000 (eight percent) in median home sales over the past year.

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

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

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

Table App-16: Home Listing Prices in Seaside

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

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

2. Rental Rates

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

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

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

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

Sources: Craigslist.org, Accessed January 31, 2017

3. Housing Affordability

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

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

Extremely Low Income Households

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

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

Very Low Income Households

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

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

Low Income Households

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

Moderate Income Households

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

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

Table App-18: Housing Affordability by Income Level

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

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

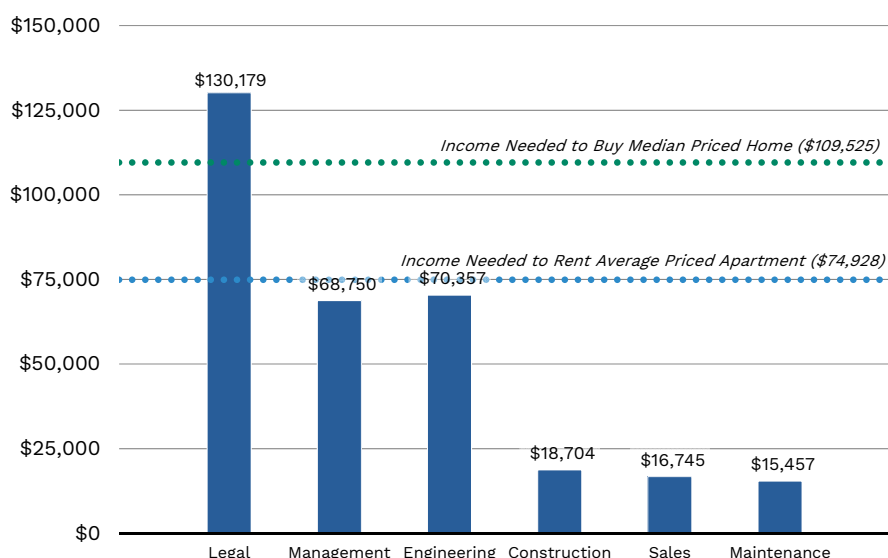
Assumptions: 2016 HCD Income limits; Health and Safety code definition of affordable housing costs (between 30 and 35% of household income depending on tenure and income level); HUD utility allowance; 10% of monthly affordable costs for tax and insurance; 10% down payment; and 4% interest rate for a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

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

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

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

Figure App-2: Earnings by Occupation and Housing Costs



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

Housing Issues

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

1. Overcrowding

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

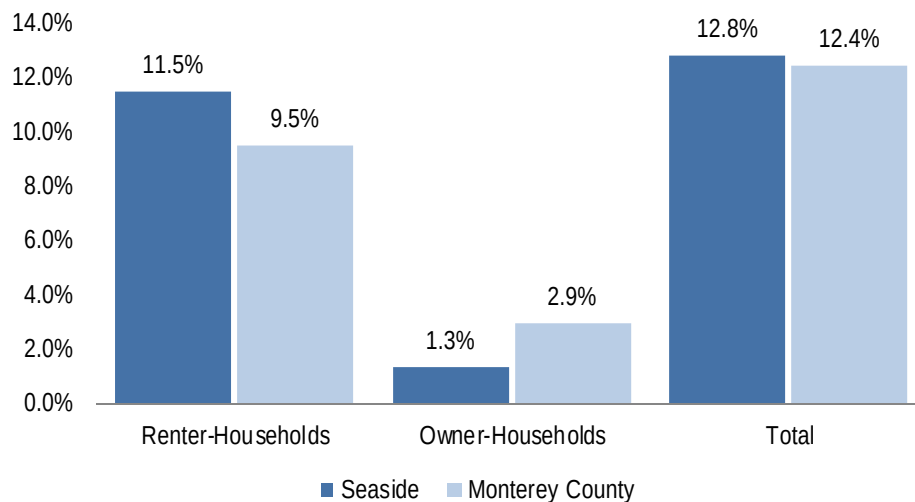
According to the 2010-2014 ACS, 13 percent of Seaside households lived in overcrowded conditions. Renter-households made up a larger proportion of overcrowded households than owners (Table App-19). About 12 percent of renter-households in Seaside were overcrowded compared to less than two percent of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

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

Source: American Community Survey, 2010-2014

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

Figure App-3: Overcrowded Housing by Tenure



Source: American Community Survey, 2010-2014.

2. Cost Burden

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

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

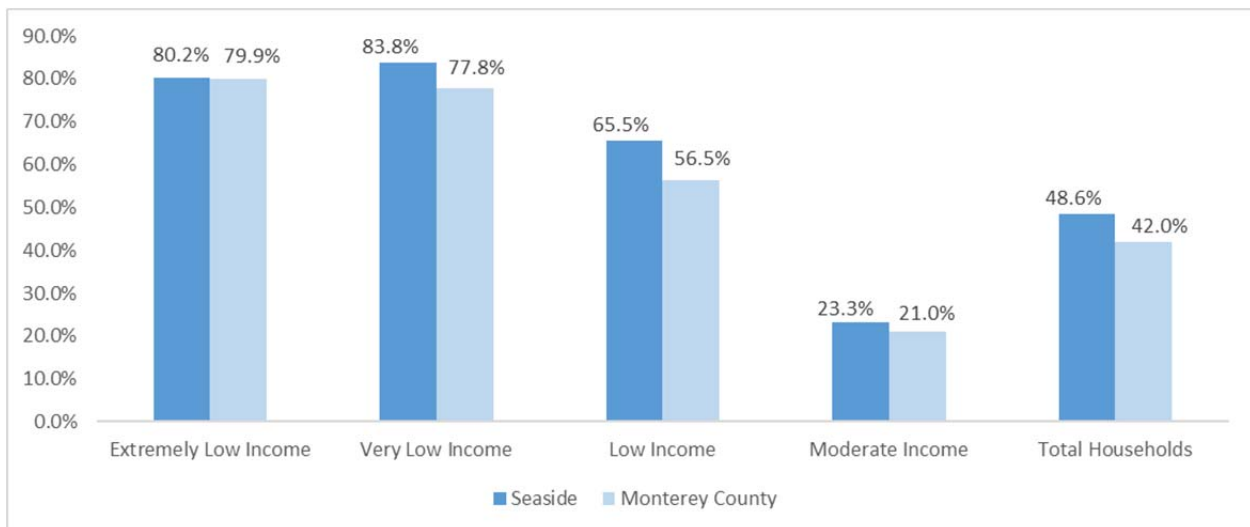
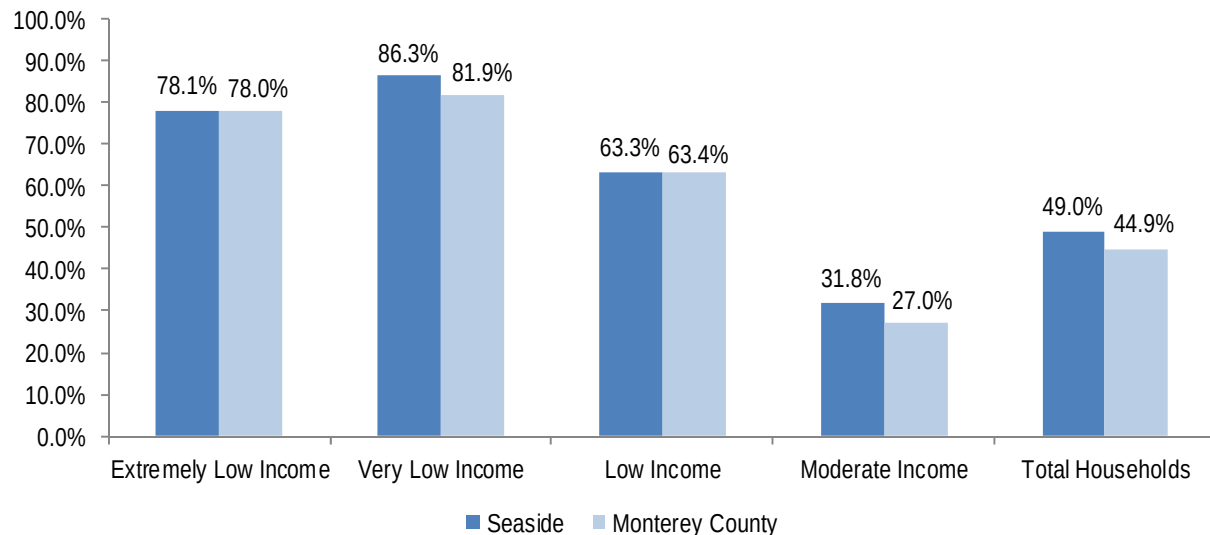
Table App-20: Housing Overpayment			
	Renters	Owners	All Households
Total Households	57.2% 57.8%	36.3% 33.8%	49.0% 48.6%
By Income Level			
Extremely Low Income	83.1% 90.4%	59.1% 68%	78.1% 80.2%
Very Low Income	93.30%	53.2% 76%	83.8% 6.3%
Low Income	67.5% 5.6%	57.9% 3.1%	65.5% 3.3%
Moderate Income	22.1% 33.9%	29.4% 8.0%	23.3% 31.8%

AMI = Area Median Income

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, ~~2009~~12-20136.

Figure App-4 compares housing cost burden in Seaside to Monterey County as a whole. Overall, Seaside households (~~49.0%~~48.6 percent) are slightly more affected by housing cost burden than County households (45.2 percent).

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



Source: HUD Comprehensive Affordability Strategy (CHAS) Data, 2009~~12~~-2013~~6~~.

Special Needs Groups

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

State Housing Element law defines the following groups as having special housing needs: senior households, persons with disabilities, large households, female-headed households, homeless people, and farmworkers. Local jurisdictions may also identify additional special needs groups based on local conditions. In recognition that people in different walks of life have different housing needs, State and federal housing laws are designed to encourage the provision of a full continuum of housing so that no group is excluded from living in Seaside.

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

Special Needs Group	# of Persons/ Households	# of Owners	# of Renters	% of Total Persons/ Households
Households w/ Members Age 65+	2,176	--	--	21.6%
Senior Headed Households	1,819	1,354 (13.4%)	465 (4.6%)	18.0%
Senior Living Alone	697	462 (4.6%)	235 (2.3%)	6.9%
Disabled Persons	2,899	--	--	8.9%
Large Households (5+)	2,094 1,849	660 486 (6.5 11.7%)	1,434 1,363 (14.2 22.2%)	20.7 18.0%
Female-Headed Households	3,736 1,214	--	--	37.0 11.8%
Female-Headed households with Children*	720 459	--	--	7.1 4.5%
Farmworkers	123 207	--	--	0.8% of Employed Population (Age 16+)
Residents Living Below Poverty	6,111	--	--	18.8%
Homeless	259 182	--	--	41.5 17.5% of the County homeless
Military Personnel	1,180	--	--	3.5%
Students (Total enrolled, Undergraduate and Graduate Level)	3,972	--	--	12.6%

Notes: *No spouse present

Sources:

Bureau of the Census, 2010.

American Community Survey, 2013-2014.

2015 Monterey County Homeless Point-in-Time Census and Survey.

Enrollment Fast Facts for Fall 2015, Cal State Monterey Bay.

1. Seniors

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

Because of the limited supply of affordable housing, senior households have housing cost burden. The extent of cost burden typically varies according to tenure with senior renters often being more susceptible than senior homeowners. According to the 2010 Census, the City of Seaside was home to 2,845 seniors and 2,176 households in the City had at least one senior member. Furthermore, 1,819 households were headed by seniors, representing 18 percent of all households in Seaside. The majority of the City's senior-headed households owned their homes.

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

Resources

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

Table App-22: Licensed Community Care Facilities

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

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

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

Monterey-Salinas Transit (MST) has established a Taxi Scrip Program that provides taxi vouchers to qualifying seniors (65 years or older and residents of participating Cities). An elderly resident may obtain up to 4 vouchers per calendar month; one voucher is good for a

single one-way trip up to the value of \$17.00 (a rider is responsible for anything over the \$17.00 metered amount and a \$3.00 copayment). These taxi vouchers are valid The taxi voucher trip must originate and terminate within only one of these two areas:
Area 1: Anywhere within the city limits of Salinas; Area 2: Anywhere within the city limits of Carmel, Del Rey Oaks, Marina, Monterey, Pacific Grove, Sand City, or Seaside.

2. Persons with Disabilities

The Americans with Disabilities Act defines a disability as a physical or mental impairment that substantially limits one or more major life activities. Persons with disabilities have special needs because many earn very low incomes, have higher health care costs, and are often dependent on supportive services. Federal laws define a person with a disability as "any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment." In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.³

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

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

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

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

Table App-23: Disabilities

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

-- indicates that the category did not exist in the Census.

Note: A person can have multiple disabilities and therefore the number of disabilities tallied exceeds the number of persons with disabilities.

Source: American Community Survey, 2010-2014

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

Persons with Developmental Disabilities

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

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18⁴;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to about 495 persons in the City of Seaside based on the 2010 Census population. According to data provided by the State Department of Developmental Services, ~~176~~ 179 Seaside residents were served by the San Andreas Regional Center that serves the counties of Monterey, San Benito, Santa

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

Clara, and Santa Cruz [as of September 2019](#). Among the 17~~69~~ residents, 9~~68~~ were under 18 years of age. In terms of living arrangements, most (16~~24~~ persons) were living with parents or guardians, 11 were living independently, and the remaining three were in foster homes. The adult residents with developmental disabilities but living with family or guardians may require independent living in the future.

Resources

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

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

3. Large Households

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

According to the [2010-2013-2017 ACS Census](#), large households comprised about ~~24~~¹⁸ percent of all Seaside households (see Table App-24). Of these large households, ~~68~~^{73.7} percent were renters and ~~32~~^{26.3} percent owned their homes. ~~According to the 2010-2014 ACS, a~~ total of ~~5,876~~^{6,392} housing units with three or more bedrooms (generally accepted as the minimum number of bedrooms needed for large households to avoid overcrowded living conditions) were located in Seaside— more than two times the number of large households living in the City. While the data suggests that the City has an adequate supply of larger housing units to accommodate needs, the affordability of these units is unknown. Given the level of overcrowding in the City, a mismatch between housing needs and affordability still exists.

Table App-24: Large Households by Tenure (2013-2017) – City of Seaside

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	303272	700709	1,003981
Six	16186	345416	506502
Seven or more	196128	389238	585366
Total Large Households	660486	1,4341363	2,0941849
Total Households	4,1834138	5,9106136	10,09310274
Percent of Total Households	15.8%11.7%	24.3%22.2%	20.7%18.0%

Source: ~~U.S. Census 2010 QT-H2~~ American Community Survey, 2013-2017

Resources

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

4. Single-Parent Female-Headed Families

Single-parent families often require special consideration or assistance as a result of their generally lower household incomes, high costs of childcare, and increased need for supportive services and affordable housing. As a result, many single-parent families are faced with limited housing choices. Single-parent households accounted for ~~41~~eight percent of Seaside households in 20107. The majority of these households were female-headed.

Female-headed single-parent families often face a number of additional obstacles. According to the 20103-20147 ACS, ~~nearly half (4920 percent)~~ of all female-headed single-parent households were living in poverty. Single-parent families must also allocate a portion of their incomes towards childcare costs as reliable child care is often necessary in order to retain stable employment. Compounded with housing costs, child care costs reduce the ability of these households to pay for other necessities, such as food and medical care.

Table App-25: Households by Type

Household Type	Number	Percent
Married Couple Households	7,373 5,215	73.1% 50.8%
With Children Under 18 Years Old	2,812 2,647	27.9% 25.8%
With No Children	4,561 2,568	45.2% 25.0%
Female Householder*	1,433 1,214	14.2% 11.8%
With Children	720 459	7.1% 4.5%
With No Children	713 755	7.1% 7.3%
Male Householder*	708 814	7.0% 7.9%
With Children	352 345	3.5% 3.4%
With No Children	356 460	3.5% 4.5%
Non-Family Households	2,720 3,031	26.9% 29.5%
Total Households	10,093 10,274	100.0% 100.0%

Source: ~~Bureau of the Census, 2010~~American Community Survey, 2013-2017.

*No spouse present

Resources

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

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

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

5. Homeless

The member agencies of the Monterey County Coalition of Homeless Service Providers (CHSP) has worked together to conduct the 2019 Monterey County Point-in-Time Homeless Census and Survey. HUD's definition of homelessness for Point-in-Time counts was used. The definition includes:

- Living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements; or

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

The 2019 Monterey County Point-in-Time Homeless Census represents a complete enumeration of all sheltered and unsheltered persons experiencing homelessness. It consisted of two primary components:

- **General Street Count:** An early morning count of unsheltered homeless individuals and families on January 31, 2019. This included those sleeping outdoors on the street; at bus and train stations; in parks, tents, and makeshift shelters; and in vehicles and abandoned properties.
- **General Shelter Count:** A nighttime count of homeless individuals and families staying at publicly and privately-operated shelters on January 30, 2019. This included those who occupied emergency shelters, transitional housing, and safe havens.

The Point-in-Time Census also included the following supplemental and important components:

- **Targeted Street Count of Unaccompanied Children and Young Adults:** An afternoon count of unsheltered unaccompanied children under 18 and unaccompanied youth 18-24 years old on January 31, 2019.
- **Targeted County Office of Education (COE) Street Count of K-12 Students and Their Families:** A count of unsheltered homeless students and their families reported by the Monterey County Office of Education for the night of January 30, 2019.
- **Homeless Survey:** An in-person interview of sheltered and unsheltered individuals conducted by peer surveyors in the weeks following the general street count. Data from the survey were used to refine the Point-in-Time Census estimates.

The 2019 Monterey County Homeless Census and Survey resulted in a total count of 2,422 persons: 1,830 unsheltered homeless people on streets countywide (76 percent) and 592 sheltered homeless people in emergency shelters, transitional housing and domestic violence shelters. About eight percent (or 182 persons) of these homeless persons were found in the City of Seaside — a 24 percent decrease from the survey conducted in 2013. Approximately 69 percent of Seaside's homeless population (126 persons) was unsheltered.

Table App-26: Homeless Population, Monterey County

Jurisdiction	Unsheltered*		Sheltered		Total		% of Total		% Change 2013-2019
	2013	2019	2013	2019	2013	2019	2013	2019	
Carmel	0	6	0	0	0	6	0.0%	0.2%	---
Del Rey Oaks	0	0	0	0	0	0	0.0%	0.0%	---
Greenfield	0	14	0	0	0	14	0.0%	0.6%	---
King City	6	27	0	0	6	27	0.3%	1.1%	350.0%
Marina	117	98	302	261	419	357	17.7%	14.7%	-14.8%
Monterey	510	167	32	37	542	204	22.9%	8.4%	-62.4%
Pacific Grove	6	14	0	0	6	14	0.3%	0.6%	133.3%
Salinas	404	876	128	206	532	1,182	22.5%	48.8%	122.2%
Sand City	38	8	0	0	38	8	1.6%	0.3%	-78.9%
Seaside	171	126	68	56	239	182	10.1%	7.5%	-23.8%
Soledad	0	35	0	0	0	35	0.0%	1.4%	---
Unincorporated	495	338	91	32	586	370	24.7%	15.3%	-36.9%
Monterey County	1,747	1,830	621	582	2,368	2,422	100%	100.0%	2.3%

Source: 2019 Monterey County Point-In-Time Homeless Census and Survey.

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

The data results also included a demographic survey of 450 individuals. Of the 450 surveys, 93 percent reported they were over the age of 25, seven percent were between 18-24 years of age, and zero percent were under the age of 18. When asked about their ethnicity 61 percent of homeless survey respondents reported they were not Hispanic or Latino. In regards to race, 52 percent identified as White, 16 percent Black or African-American, two percent Hawaiian or Pacific Islander, two percent Asian, ~~one~~ one percent American Indian or Alaskan Native and 28 percent reported “other” or multi-racial. The majority of survey respondents (63 percent) identified as male, 36 percent female, and one percent as transgender.

When questioned about usual sleeping arrangements, nearly half of survey respondents reported currently living outdoors, either on the streets, in parks or encampment areas (40 percent). About 24 percent reported staying in a public shelter (emergency shelter, transitional housing facility or alternative shelter environment). Nineteen percent of survey respondents reported that they lived in vehicles (camper, car, van or RV). Nine percent of respondents reported they were sleeping in structures and indoor areas (such as foyers, hallways or other indoor areas) not meant for human habitation.

About 63 percent of survey respondents reported they had been homeless for a year or more, a slight decrease from 2013 (65 percent). Three percent had been homeless for less than one month, same as in 2013 (three percent). Another two percent of respondents had been homeless seven days or less. Approximately 82 percent of the homeless were unemployed at the time of the survey.

Resources

Generally, three types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent supportive housing. In Seaside, two

types of these facilities are available (described below). Services available in Seaside are presented in Table App-27.

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

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

Table App-27: Homeless Service Providers in Seaside		
Shelters and Clients	Population Served	Beds and/or Services
Homeless Drop-In Center/Outreach		
Salvation Army/Good Samaritan	Anyone in need	Provides food, shelter, clothing, counsel, medication, advocacy and referrals as necessary.
Community Human Services – Family Services Centers	Anyone in need	Mental health counseling for individuals on an outpatient basis. Bi-lingual, both English and Spanish. Medi-Cal accepted.
Emergency Shelter		
Community Homeless Solutions/Shelter Outreach Plus – Seaside Women's Shelter	Single women and women with children, victims of domestic violence	Shelter with ongoing support including counseling and case management. Assistance available: 16 beds, 6 cribs
YWCA Monterey County	Victims of domestic violence (women and children only)	Emergency shelter, 24-hr confidential crisis hotlines, domestic violence restraining orders, civil harassment restraining orders, child custody, and divorce.
Salvation Army – Frederiksen House	Emergency shelter for men and women with children	Shelter available for up to 90-days in the program facility. The Salvation Army also provides case management, information & referral services.
Transitional Housing		
Salvation Army – Casa de Las Palmas	Families with children	Family transitional housing provides residential care for a time period not to exceed 24 months. 9 units, 36 beds
Community Human Services – Genesis House	Men, women, and women with children	State licensed residential recovery program for 36 men and women seeking recovery from substance abuse. Co-ed program 28 beds – 3 to 6 months Perinatal program: 8 beds – 6 to 10 months; Children ages 0 to 5 may live with their mothers in treatment.

Table App-27: Homeless Service Providers in Seaside		
Shelters and Clients	Population Served	Beds and/or Services
Rental Support Services		
Catholic Charities	Anyone in need	Family supportive services program provides eviction prevention assistance, financial education, nutrition education, as well as assistance with Covered California and CalFresh application process.
Army Community Service	Soldiers and referrals for veterans	Interest free loans for paying rent, medical costs, or utility bills. They can also provide grants in some cases for expenses, such as car repairs, security deposits or travel expenses. The aid is administered in partnership with the Red Cross.
Housing Advocacy Council of Monterey County	Persons at risk of homelessness	Provides deposit assistance, information, and referrals
Monterey County Department of Social Services - Community Benefits Branch	Families with children	Families eligible for CalWorks may receive help with the cost of a motel and a deposit for an apartment. Program offers 16 consecutive days of temporary assistance in a motel. A once-in-a-lifetime benefit. Apply at DSS offices in Salinas, Seaside, and King City.

Source: Monterey County Homeless Services Resource Guide, 2016.

6. Farmworkers

Farm workers are a special needs group due to the lower wages associated with their occupations. Many farmworkers also face language barriers and have difficulty finding affordable housing. There is little consensus among the available data on the number of farmworkers working or living in Monterey County. Data collected from the Census has found that Seaside's small population of farmworkers has steadily declined over time. The 1990 Census reported that 594 residents of Seaside were employed in farming, fishing and forestry occupations. By 2000, the number of residents employed in these occupations declined 46 percent to only 320. Based on the proximity of Seaside to commercial fishing companies operating in the Monterey Bay, a safe assumption is that a significant proportion of the City's farmworkers are fishermen. The 2010-2014 ACS recorded the number of farmworkers in Seaside at only 123-207 persons.

Resources

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

7. Military Personnel

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

Resources

The Army contracted with a private development team to replace and/or renovate all of the housing units reserved for military personnel at Ford Ord. This was part of the Army's Residential Communities Initiative (RCI) program and the overall plan was to demolish the original 1,588 military housing units within Seaside city limits and replace them with 1,384 new homes. Thus far, this has resulted in approximately 300 replacement military residential units.⁵

8. College Students

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

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

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

In 2016, CSUMB initiated a process to update the 2007 campus master plan. The new 2016 CSUMB Campus Master Plan envisions the future of the university campus as it grows over the next 15 years. In order to accommodate an expanding California population, CSUMB is planning to move forward with an established growth target of 12,700 FTE students, nearly doubling the size of their current community. This growth not only means an increase in students, but the facilities that support them, including academic buildings, residence halls, recreation facilities, student services, and faculty offices. The currently available Draft 2016 Master Plan, outlines the space and facility needs for the university's functions – including

⁵- <http://www.fora.org/Projects.html>, Fort Ord Reuse Authority. Accessed January 18, 2016.

⁶- 2015-2016 CSUMB University Fact Book,

the needs to support planned growth to 12,700 FTE, with housing for 60 percent of students (a total of 7,260 beds) and 65 percent of faculty and staff (a total of 970 units). New residential units are planned will help meet the new capacity needs.⁷

Resources

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

Publicly Assisted Rental Housing

1. Tenant-Based Housing Choice Vouchers

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

2. Project-Based Rental Housing Assistance

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

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

Del Monte Manor, the City's largest affordable housing complex, will be receiving \$20 million worth of upgrades. The City has provided Del Monte Manor with a bridge loan for this effort. Upgrades are expected to begin in 2020. With the additional funding for improvements, the long-term use of this development as affordable housing is guaranteed.

⁷ Draft 2016 CSU Monterey Bay Campus Master Plan, February 2017.

Table App-28: Inventory of Assisted Rental Housing

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

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

3. Units at Risk of Converting to Market Rate

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

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

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

Preservation Costs

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

- **Transferring Ownership:** Pursuant to the LIHTC regulations, a qualified contract purchaser has first right of refusal. The estimated market value of the project is \$26 million. This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved, and does not represent the precise market value of this project.

- Rental Assistance:** Rental subsidies can be used to maintain affordability of the 131 affordable units at Hannon Apartments. These rent subsidies could be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as fair market rent (FMR) on the unit. Table App-30 provides a general estimate only, assuming all households are in the very low income level. The total estimated cost of subsidizing the rents of all 131 affordable units at risk is estimated at around \$150,000 per month or \$1.8 million annually. Providing this level of subsidies for at least 55 years would require approximately \$106 million, assuming an average inflation rate of 2.5 percent.

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

Market value is estimated with the following assumptions:

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

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

Assumptions:

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

Construction of Replacement Units

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

Cost Comparison

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

Estimates of Existing Housing Need

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Seaside. The latest detailed CHAS data, based on the ~~2009~~2012-2013 ACS, is displayed in Table App-31. Housing issues considered by CHAS include:

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

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

- In Seaside, renter-households have higher rates of housing problems than owner households (6~~6.67~~ percent versus ~~38-57.3~~ percent).
- All (100 percent) extremely low income large family renter households have housing problems.
- The majority (7~~0~~1.8 percent) of elderly renters had a housing problem.

Table App-31: Estimating Housing Needs									
Household by Type, Income & Housing Problem	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Ext. Low Income (0-30% AMI)	260155	265360	8530	780830	18095	3545	3045	280225	1,0601,055
with any housing problems	80.8%9 3.5%	96.2%93 .1%	100.0%1 00.0%	90.4%85. 5%	41.7%5 7.9%	100.0%77 .8%	100.0%3 3.3%	53.6%57. 8%	80.7%79.6%
with cost burden > 30%	80.8%9 3.5%	98.1%90. 3%	100.0%6 6.7%	91.0%83. 1%	41.7%6 2.1%	100.0%77 .8%	100.0%3 3.3%	53.6%59. 6%	81.1%78.1%
with cost burden > 50%	65.4%7 4.2%	92.5%84 .7%	52.9%66 .7%	78.8%75. 9%	41.7%5 7.9%	100.0%55 .6%	66.7%33 .3%	50.0%53. 3%	71.2%71.1%
Very Low Income (31-50% AMI)	85155	685495	315175	1,2751,000	305155	3530	150	390205	1,6651,205
with any housing problems	82.4%8 7.1%	96.4%10 0.0%	95.2%82 .9%	94.9%94. 5%	45.9%4 8.4%	100.0%66 .7%	66.7%0. 0%	53.8%53. 7%	85.3%87.6%
with cost burden > 30%	70.6%8 3.9%	94.2%10 0.0%	94.6%80 .0%	92.8%93. 0%	32.8%4 8.4%	100.0%66 .7%	66.7%0. 0%	43.6%53. 7%	81.3%86.3%
with cost burden > 50%	70.6%4 5.2%	68.6%75 .8%	74.6%74 .3%	66.7%71. 0%	27.9%3 2.3%	100.0%66 .7%	66.7%0. 0%	39.7%41. 5%	60.4%66.0%
Low Income (51-80% AMI)	150135	925845	390340	1,7251,495	215255	220140	8090	500550	2,2252,045
with any housing problems	50.0%5 1.9%	72.4%76 .9%	91.0%10 0.0%	75.1%80. 6%	37.2%2 9.4%	72.7%82.1 %	87.5%72. 2%	67.0%58. 2%	73.3%74.6%
with cost burden > 30%	50.0%5 1.9%	67.6%62 .7%	70.5%70 .6%	67.8%65. 6%	36.7%2 9.4%	72.7%82.1 %	81.3%66. 7%	64.8%57. 3%	67.1%63.3%
with cost burden > 50%	33.3%3 3.3%	25.9%23 .1%	14.1%32. 4%	22.3%26. 1%	1.9%19. 6%	54.5%50. 0%	37.5%33. 3%	32.8%37. 3%	24.7%29.1%
Moderate/Above Moderate Income (81% + AMI)	200180	1,2151,515	375520	2,4453,005	825895	1,2851,490	215200	2,6853,115	5,1306,120
with any housing problems	67.5%4 7.2%	37.9%44 .2%	60.0%76 .9%	38.2%46. 3%	20.6%2 0.7%	29.6%34. 2%	48.8%47 .5%	56.4%31. 5%	47.8%38.7%
with cost burden > 30%	25.0%4 4.4%	14.0%36. 0%	2.7%47.1 %	10.4%33. 9%	5.5%20 -0%	5.8%33.2 %	7.0%32.5 %	5.9%29.8 %	8.1%31.8%
with cost burden > 50%	17.5%3 3.3%	0.0%3.6 %	0.0%1.9 %	1.8%4.5% %	2.4%5. 0%	0.0%3.7% %	0.0%5.0 %	0.9%4.8 %	1.3%4.7%

Total Households	695,625	309,032 15	116,510 5	62,256 0	15,251 00	15,751 5	34,033	38,554 95	10,080 5
with any housing problems	71.8% 9.6%	66.2% -9%	82.8% -9%	66.6% 1%	30.5% 7.9%	38.7% 9%	63.2% -2%	57.3% 6%	63.0% 55.5%
with cost burden > 30%	56.8% 8.0%	55.0% -9%	57.3% -6%	50.4% 2%	19.6% 7.7%	19.4% 0%	35.3% 8%	20.8% 3%	39.1% 49.0%
with cost burden > 50%	45.3% 6.4%	30.9% -9%	24.9% -4%	29.1% 5%	12.1% -3%	12.1% %	17.6% 4%	12.5% %	22.7% 23.3%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), ~~2009~~ 2012-2013.

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

Section 3: Housing Constraints

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

Nongovernmental Constraints

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

1. Market Constraints

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

Construction Labor Shortage and Construction Costs

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

Another key component of construction costs is labor. California is 200,000 construction workers short to meet Governor Newsom's housing goals. This number comes from a new study for Smart Cities Preval. The study finds that California lost about 200,000 construction workers since 2006. Many lost their job during the recession and found work in other industries. UCS housing economist Gary Painter also says that California has "a shortage of construction workers at the price people want to pay." However, the dilemma is that higher pay for construction workers would increase the overall construction costs for housing. In some cases, developers are "importing" workers from out of state for the construction work and pay for their temporary housing during the construction periods.

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not take into account regional differences, nor include the price of the land upon which the building is built. In 2018, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family homes in 2018 are as follows:

- Type I or II, R-2 Residential Multifamily: \$142.24 to \$161.95 per sq. ft.
- Type V Wood Frame, R-2 Residential Multifamily: \$108.61 to \$113.02 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: \$118.45 to \$125.85 per sq. ft.
- R-4 Residential Care/Assisted Living Facilities generally range between \$137.45 to \$191.30 per sq. ft.

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

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

Construction Financing

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

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

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

Mortgage Financing

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

Table App-32 summarizes the disposition of loan applications submitted to financial institutions in 2017⁸ for home purchase, refinance, and home improvement loans in Seaside. Included is information on loan outcomes (i.e. the proportions of applications that were approved, were denied, or were incomplete or withdrawn by the applicant).

Table App-32: Disposition of Home Loans – 2017				
Loan Type	Total Applicants	Percent Approved	Percent Denied	Percent Other
Conventional Purchase	400	75.8%	7.3%	17.0%
Government-backed Purchase	133	75.2%	6.0%	18.8%
Home Improvement	75	58.7%	18.7%	22.7%
Refinance	645	53.5%	19.4%	27.1%
Total	1,253	63.2%	14.0%	22.7%

Notes:

“Approved” includes loans approved by the lenders whether or not accepted by the applicant.

“Other” includes loan applications that were either withdrawn or closed for incompleteness.

Source: www.LendingPatterns.com™, -2019.

Home Purchase Loans

In 2017, a total of 400 households applied for conventional loans to purchase homes in Seaside. The overall loan approval rate was 76 percent and seven percent of applications were denied. Fewer applications (133 applications) were submitted for government-backed loans (e.g. FHA, VA) in Seaside. Among applications for government-backed home purchase loans in 2017, 75 percent were approved and six percent were denied. Home mortgage financing was generally more available to Seaside households compared to several years prior when the housing market was still recovering from the crash.

Refinance Loans

Seaside residents filed 645 applications for home refinance loans in 2017 — the most of any loan type. This is likely because many homeowners with adjustable rate mortgages or unfavorable fixed rate mortgages chose to refinance their home loans after federal interest rates were lowered significantly in 2008 as a response to the economic downturn. Approximately 54 percent of these home refinance applications were approved, while about 19 percent were denied.

Home Improvement Loans

Applications for home improvement loans had the lowest approval rates of any loan type. Only 59 percent of these applications were approved and 19 percent were denied by lending institutions in 2017. The large proportion of home improvement loan denials may be explained by the nature of these loans. Most applicants already maintain a mortgage loan and therefore have high debt-to-income ratio to qualify for additional financing.

⁸ While 2018 HMDA data is not yet available at the writing of this Midterm Review of the Housing Element, changes in federal reporting requirements have resulted in delays in formatting the raw data for analysis. Therefore this Midterm Review continues to utilize 2017 HMDA data.

Foreclosures

Foreclosure activities have been limited in Seaside in recent years. As of July 2019, five homes were listed as bank-owned or foreclosures on whereforeclosures.com. However, 27 properties were in pre-foreclosure sales. Nevertheless, this level of foreclosure activities was significantly below the level during housing recession (when 174 foreclosures were reported a six-month period between June 2008 and January 2009).

2. Community Response to Intensification

In general, the Seaside community understands the need for additional housing. However, NIMBYism (Not-In-My-Back-Yard) in the City typically comes from two groups that are not necessarily local residents. One group is comprised primarily of property owners from other Monterey County communities, who own rentals in the Seaside. These property owners are concerned that increased residential density in the City would decrease their property values and the viability of their homes as desirable vacation rentals. The second group includes slow- or no-growth advocates (such as Landwatch). These organizations are monitoring the redevelopment of the former Fort Ord, another area with significant residential development potential. The City must increase its legal budget to fight NIMBYism in the community.

3. Affirmatively Furthering Fair Housing

AB 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. The bill states that if the public agency completes or revises an assessment of fair housing, the public agency may incorporate relevant portions of that assessment of fair housing into the Housing Element.

In 2018, the City of Seaside collaborated with the cities of Monterey, Salinas, the Monterey Urban County (comprising of the cities of Del Rey Oaks, Gonzales, Greenfield, and Sand City, as well as the unincorporated areas), and the Housing Authority of the County of Monterey to prepare a Regional Analysis of Impediments (AI) to Fair Housing Choice.

Access to Opportunities

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been suspended, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess Seaside residents' access to key opportunity assets. Table App-33 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods

have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*

- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

Within the City of Seaside, Hispanic residents tend to have higher concentrations of poverty, less access to proficient schools, and pay higher costs for transportation.

The AI was completed in June 2019, and includes the following conclusions that are relevant to Seaside:

- Seaside residents have limited access to opportunities compared to those residents in Monterey and the County as a whole.
- Countywide, Hispanic households were significantly underrepresented in the homeownership market, and the use of subprime lending among Hispanic households doubled between 2011 and 2017.
- Zoning amendments are needed to facilitate special needs housing in Seaside.
- Regional collaboration is needed to address issues such as homelessness, affordable housing, jobs-housing balance, and access to frequent transit services.

Actions to further access to opportunities as outlined in the AI have been incorporated in the Housing Actions section of the Housing Element.

Table App-33: Opportunity Indicators by Race/Ethnicity

City of Seaside	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
<u>White, Non-Hispanic</u>	<u>48.08</u>	<u>25.78</u>	<u>43.63</u>	<u>38.61</u>	<u>57.98</u>	<u>38.12</u>	<u>73.94</u>
<u>Black, Non-Hispanic</u>	<u>45.25</u>	<u>23.75</u>	<u>41.47</u>	<u>45.61</u>	<u>58.98</u>	<u>27.32</u>	<u>74.74</u>
<u>Hispanic</u>	<u>34.53</u>	<u>22.45</u>	<u>42.44</u>	<u>48.16</u>	<u>64.60</u>	<u>38.00</u>	<u>71.60</u>
<u>Asian or Pacific Islander, Non-Hispanic</u>	<u>44.07</u>	<u>22.83</u>	<u>40.16</u>	<u>43.74</u>	<u>59.76</u>	<u>38.76</u>	<u>74.10</u>
<u>Native American, Non-Hispanic</u>	<u>41.98</u>	<u>23.92</u>	<u>43.72</u>	<u>44.05</u>	<u>61.12</u>	<u>34.52</u>	<u>73.95</u>
Population below federal poverty line							
<u>White, Non-Hispanic</u>	<u>49.07</u>	<u>26.13</u>	<u>40.72</u>	<u>35.14</u>	<u>57.20</u>	<u>43.82</u>	<u>73.28</u>
<u>Black, Non-Hispanic</u>	<u>42.84</u>	<u>25.20</u>	<u>44.98</u>	<u>49.07</u>	<u>60.27</u>	<u>18.27</u>	<u>74.43</u>
<u>Hispanic</u>	<u>30.96</u>	<u>22.35</u>	<u>45.56</u>	<u>51.17</u>	<u>66.65</u>	<u>36.72</u>	<u>72.07</u>
<u>Asian or Pacific Islander, Non-Hispanic</u>	<u>37.91</u>	<u>21.41</u>	<u>45.75</u>	<u>50.50</u>	<u>63.22</u>	<u>27.25</u>	<u>75.25</u>
<u>Native American, Non-Hispanic</u>	<u>38.63</u>	<u>23.12</u>	<u>34.29</u>	<u>43.09</u>	<u>61.87</u>	<u>44.86</u>	<u>67.55</u>

Note: American Community Survey Data are based on a sample and are subject to sampling variability.

Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Governmental Constraints

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

1. Land Use Controls

The Land Use Element of the Seaside General Plan sets forth policies for residential development. These land use policies, coupled with zoning regulations, establish the amount and distribution of land to be allocated for different uses. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development. This Housing Element update is part of the comprehensive update to the General Plan, but is entirely consistent with the existing 2004 General Plan.

The proposed Land Use Element provides for the following land use designations allow for residential development:

- **Neighborhood Low:** Provides for the retention, maintenance, and development of existing single-family residential neighborhoods. Allowable density is up to eight units per acre (one unit per parcel, plus a second unit where allowed).
- **Neighborhood Medium:** Provides for the development of a wide range of low and moderate density living accommodations, including attached/detached single-family and house-form multifamily structures. Allowable density is up to 15 units per acre.
- **Neighborhood General:** Allows for a variety of residential building types that co-exist in close proximity to one another, including single-family, townhomes, walk-up apartments, and low-rise multifamily residential. Allowable density is up to 30 units per acre.
- **Neighborhood High:** Allows for multifamily residences at a range of densities and building types from townhomes to four-story, multi-unit buildings. Allowable density is up to 45 units per acre.
- **Employment:** Provides area for a range of employment uses to expand and diversify the City's economy. Allows all uses except standalone residential. Allowable Floor Area Ratio (FAR) is 0.65 to 2.5.
- **Mixed Use Low:** Provides for areas with a wide variety of existing residential and commercial uses. Provides for additional housing and expansion of neighborhood-serving retail and commercial uses. Allowable uses include mixed retail/residential, mixed office/residential, and standalone live/work and moderate density residential. Allowable FAR is 2.5.

- **Mixed Use High:** Supports new lively, thriving areas in the City by accommodating multi-story, mixed-use buildings at higher intensity and/or a diverse mix of uses. Provides for vertical and horizontal mixed-use development. Allowable uses include mixed retail/residential, mixed office/residential, and standalone high density residential in certain areas. Allowable FAR is 4.0.
- **West Broadway Urban Village Specific Plan:** Implements the West Broadway Urban Village Specific Plan. Provides for mixed use and standalone high density residential development up to 60 units per acre.
- **Recreational Commercial:** Provides for outdoor recreational facilities. Allowable uses include a limited amount of residential. Allowable FAR is 0.2.
- **Military:** Includes lands retained by the US Armed Forces for on-going military-related activities within the former Fort Ord Boundary. Allowable uses include military housing.

Until the new General Plan 2040 is adopted, the City will continue to provide for housing under its existing General Plan and Zoning Ordinance. The City will conduct a comprehensive update to the Zoning Ordinance to implement the new General Plan 2040 when adopted. In the interim, the new General Plan land use designations can be implemented through the existing zoning districts in the current Zoning Ordinance. Table App-34 summarizes the land use designations and zoning districts that either allow residential development as a permitted use or through consideration of a discretionary process, via a Use Permit (UP).

Table App-34: Land Use Designations and Zoning Implementation

Proposed General Plan Land Use Designation	Existing General Plan (2004) Land Use Designation	Corresponding Existing Zone District(s)
Neighborhood Low	Low Density Single Family Residential	Single-Family Residential (RS-8)
Neighborhood Medium	Medium Density Single Family Residential	Single-Family Residential (RS-12)
Neighborhood General	Medium Density Residential	Medium Density Residential (RM)
Neighborhood High	High Density Residential	High Density Residential (RH)
Mixed Use Low Mixed Use High	Mixed Use	Commercial Mixed-Use (CMX) Community Commercial (CC)
Employment		Regional Commercial (CRG) Heavy Commercial (CH)
Recreational Commercial	N/A	Fort Ord Visitor-Serving Commercial District (V-FO)
Military	Military	Military (M)

Source: Seaside Zoning Ordinance, February 2017.

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

2. West Broadway Urban Village Specific Plan

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

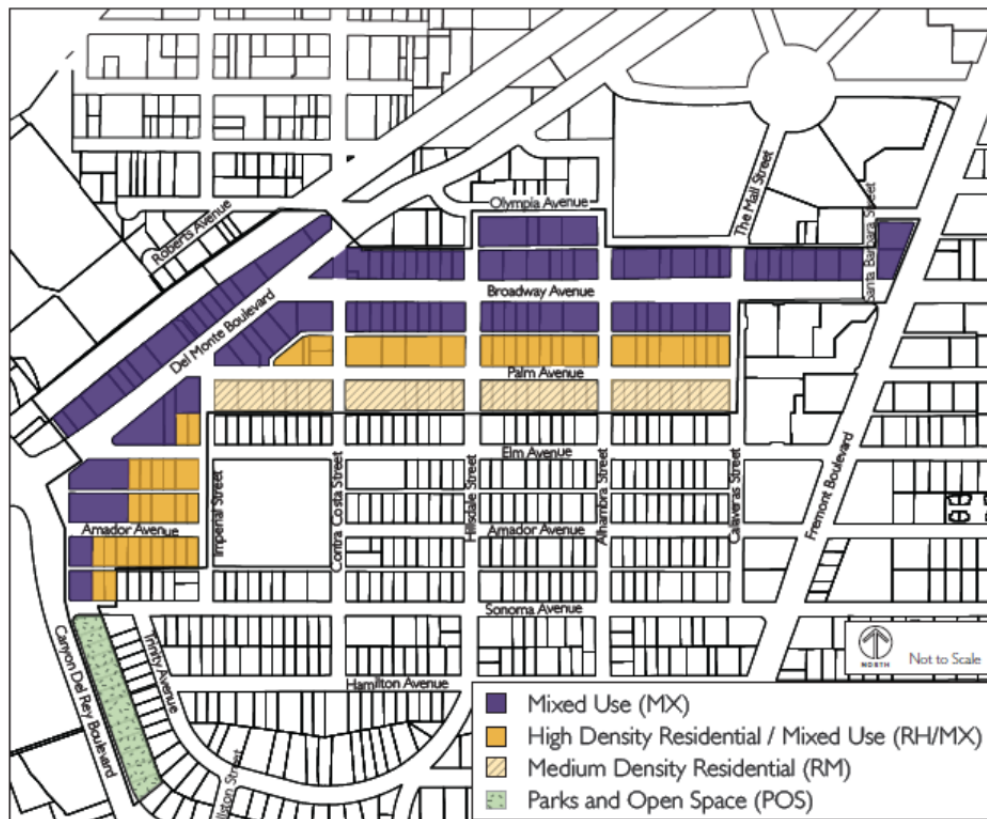
The development standards for the West Broadway Urban Village Specific Plan are established to encourage redevelopment of existing properties into more urbanized, high-intensity uses between three and five stories, with hotels going up to eight stories. The reduced parking requirements for development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

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

- Mixed Use (MX): 30-60 units per acre
- High Density Residential (RH): 20-30 units per acre
- Medium Density Residential (RM): 10-20 units per acre

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

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



3. Inclusionary Housing Program

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

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

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

2. Each low income unit is equivalent to 1.5 moderate income units.

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

The inclusionary housing policy is not a constraint to housing development because it includes reasonable exemptions and fosters the creation of affordable housing. ~~Density bonus units are not included when determining the number of required inclusionary units.~~

Affordable housing developments with units that are very low, low, and moderate income restricted are exempt from the ordinance, as is housing constructed by a government agency and second/accessory dwelling units. The City of Seaside offers three alternatives to developers to satisfy inclusionary housing requirements:

1. Off Site Construction: Units can be constructed off site if the inclusionary units will be located in an area that the Council finds is in greater need of affordable housing.
2. Land Dedication: In lieu of building inclusionary units, a developer can choose to dedicate land to the City suitable for the construction of inclusionary units that the Council determines to be of equivalent or greater value than is produced by applying the inclusionary obligation.
3. Combination: The Council may accept any combination of on-site construction, off-site construction, in-lieu fees and land dedication that at least equal the cost of providing inclusionary units on-site construction. The value of a proposed land dedication will be determined by a City appointed appraiser.

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

1. Whether implementation of an alternative would overly concentrate inclusionary units within any specific area and, if so, must reject the alternative unless the undesirable concentration of inclusionary units is offset by other identified benefits that flow from implementation of the alternative is issue; and
2. The extent to which other factors affect the feasibility of prompt construction of the inclusionary units on the property, such as costs and delays, the need for an appraisal, site design, zoning, infrastructure, clear title, grading and environmental review.

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

determining whether a developer is eligible for an adjustment the Council assumes the following:

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

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

- **1491 Contra Costa Street:** The three-duplexes (total of six units) developed as Planned Unit Development No. PUD-07-01 are deed restricted for very low and low income households in perpetuity.
- **510 Hilby Avenue:** This four-unit apartment project was a conversion of two commercial offices into apartment units with two existing residential units. One of the units is deed-restricted in perpetuity as housing affordable to a moderate income household.
- **640 Francis Avenue:** This four-unit apartment project was a conversion of two commercial offices into apartment units with two existing residential units. One of the units is deed-restricted in perpetuity as housing affordable to a moderate income household.

A hypothetical development scenario is presented in Table App-35 to demonstrate the economic feasibility of the City's Inclusionary Housing Program. As the calculations below demonstrate, a moderate income restricted unit will generate more rental income than a market rate unit, offsetting a portion of the subsidies for the low income units. A moderate income household can afford to pay between \$1,164 and \$1,723 per month in rent (Table App-18). The rents for a market rate unit as well as the designated moderate-income units are both affordable to moderate income households.

Table App-35: Proposed Affordable Housing Scenario, 2016

Unit Affordability	Approx. Unit Size	Monthly Rent w/ Tenant-Paid Utilities¹	Utility Allowance²	Monthly Rent w/ Landlord-Paid Utilities
Low-Income	675 sf	\$1,143	\$169	\$974
Moderate-Income	793 sf	\$1,711	\$169	\$1,542
Market Rate	914 sf	N/A	N/A	\$1,405

Source: City of Seaside, 2016.

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

Notes:

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

4. Residential Development Standards

Seaside regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, implement the policies of the City's General Plan, and preserve the character and integrity of neighborhoods. Table App-36 summarizes the current and most pertinent residential development standards in Seaside. Upon completion of the General Plan update, the City will embark on a comprehensive update to the Zoning Ordinance, with appropriate development standards to implement the new General Plan land use policy.

Table App-36: Residential Development Standards

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

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

Source: Seaside Zoning Ordinance, 2017

dua = dwelling units per acre

*property development standards for residential uses in VF-O shall be those applicable in the RS-8 (Single-Family Residential) zoning district.

Notes:

1. Exclude garages up to 440 sf from FAR calculations.
2. FAR for CC district is 2.0 in Broadway Corridor; 0.50 elsewhere in CC district.
3. Buildings and pavement.
4. Architectural Review approval required for structures over 18' tall.
5. Maximum 30' height if height is compatible with lot size and surrounding properties, consistent with building size, and allows for exceptional architectural design.
6. Single-Family, Duplex, and Triplex units
7. Multifamily units

Lot Standards

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

Lot Coverage

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

Yard Setbacks

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

Height Limits

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

Parking Standards

In addition to the development standards identified above, Seaside requires a certain number of parking spaces to be provided for each new residential unit. The requirements are identified in Table App-37. Typically, the cost associated with parking construction (particularly covered parking) can be viewed as a constraint to affordable housing development, particularly for multifamily housing. Seaside's parking requirements are designed to accommodate vehicle ownership rates associated with different residential uses. The City also offers reduced parking requirements for senior housing. Overall, the City's parking standards for multifamily and senior housing developments are generally comparable to the basic parking standards established by the State density bonus law for affordable housing projects. Furthermore, new State Density Bonus provisions require additional reductions in parking requirements if the project is located close to public transportation.

Table App-37: Parking Standards	
Unit Type	Parking Spaces Required
Single-Family Attached	2 covered spaces within a garage per unit, plus 1 space for guest parking
Single-Family Detached	2 covered spaces within a garage per dwelling unit
Duplex, Triplex, Fourplex	1 covered space per dwelling unit, plus 1 space for each 2 units for guest parking
Emergency/ Transitional Shelter	Determined by Use Permit
Live-Work Unit	2 spaces for each unit, one covered space for the living space and one space for the work space for use by customers or guests
Multiple-Family (except condominiums)	1 covered space per dwelling unit, plus 1 space for each 2 units for guest parking (units up to 1,800 sf) 2 covered spaces for each unit, plus 1 covered or uncovered space for each 2 units for guest parking (units greater than 1,800 sf)
Condominiums	2 covered spaces per unit, plus 1 space for guest parking
Mobile Homes	If outside mobile home park, 1 space per home; if within mobile home park, 2 spaces per home plus 1 guest space per 4 homes
Senior Housing	1 space per unit with half the spaces covered, plus 1 space for each 10 units for guest parking
Residential Care Facility	1 covered space for each 2 residential units, plus 1 covered or uncovered space for each 4 units for guests and employees
Residential Second Unit	1 covered or uncovered space

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

5. Flexibility from Development Standards

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

Planned Development Permit

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

Density Bonus Ordinance

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

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

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

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

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

Mixed-Use Districts

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

Design Flexibility of Substandard Lots

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

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

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

6. Coastal Zone

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

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

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

Limited housing development has occurred in the City due to a variety of factors but most significantly the drought conditions and collapse of the housing market between 2007 and 2012. Nevertheless, the City has an inclusionary housing policy of 20 percent that is applicable citywide, including in the Coastal Zone. However, the City has no specific records for housing construction and demolition activities in the Coastal Zone.

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

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

Boulevard. The Del Monte Subarea current land uses include commercial and light industrial uses.

Projects proposed within the Coastal Zone are required to obtain a coastal permit, either a Coastal Administrative Permit (CAP) or a Coastal Development Permit (CDP) approval from the California Coastal Commission in addition to a planning permit. When required, a Coastal Development Permit application shall be submitted to the Coastal Commission after the required City planning permit has been approved.

7. Provisions for a Variety of Housing Types

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

Seaside provides for a wide range of housing types throughout the community. Table App-38 summarizes the housing types permitted in each of the City's primary residential zones. Each residential use is designated by a letter denoting whether the use is permitted by right (P), requires a Minor Use Permit (MUP), Use Permit (UP), or is not permitted (--).

Table App-38: Residential Uses Permitted in Major Zones									
Housing Type	RS	RM	RH	CMX	CC	CRG	CH	V-FO*	M
Single-Family, Detached	P	P	P	--	--	--	--	P	--
Single-Family, Detached (affordable)	P	P	P	--	--	--	--	P	--
Single-Family, Attached	UP	UP	UP	--	--	--	--	UP	--
Single-Family, Attached (affordable)	UP	UP	--	--	--	--	--	UP	--
Condominium/Common interest residential subdivision	UP	UP	UP	-	-	-	--	UP	-
Multifamily, 2 or 3 units	--	P	P	UP	--	--	--	--	--
Multifamily, 4+ units	--	--	P	UP	--	--	--	--	--
Mixed Use project with a residential component	--	--	--	MUP	UP	UP	--	--	--
Organizational house (e.g. sorority, monastery, etc.)	--	UP	UP	--	--	--	--	--	--
Residential Care Facility (6 or fewer)	P	P	P	--	--	--	--	P	--
Residential Care Facility (7 or more)	UP	UP	UP	--	UP	--	--	UP	--
Residential Second Units	P	P	P	--	--	--	--	P	--
Live-Work Units	--	--	--	--	--	--	UP	--	--
Mobile Home Parks	UP	UP	UP	--	--	--	--	UP	--
Emergency/Transitional Shelter	UP	UP	UP	--	P	--	--	UP	--
Military Housing	--	--	--	--	--	--	--	--	P

**property development standards for residential uses in VF-O shall be those applicable in the RS-8 (Single-Family Residential) zoning district.*

Source: City of Seaside Zoning Ordinance, July 2016.

Single-family Units

Single-family homes are permitted in the RS, RM and RH zones. The RS (Single-Family Residential) zone is applied to areas of the City that are appropriate for neighborhoods of detached single-family dwellings, surrounding the more densely developed core of the City. The RM (Medium Density Residential) Zone is applied to areas of the City that are appropriate for neighborhoods with a variety of housing types including attached and detached single-family dwellings, duplexes and triplexes and some condominiums. The RH zone (High Density Residential) is applied to areas of the City that are appropriate for a mixture of multifamily housing, including apartments, townhomes and condominiums and personal offices, convalescent homes and care facilities.

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

Multifamily Units

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

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

Single Room Occupancy Units

State law mandates local jurisdictions address the provision of housing options for extremely low income households, including Single Room Occupancy units (SRO). SRO units are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or

the other. Currently, the Zoning Ordinance does not expressly address SROs. The Zone Ordinance will be amended to facilitate and encourage the provision of SROs.

SROs will be conditionally permitted in the Commercial Mixed Use (CMX) zone. Criteria that would be used to review Use Permit (UP) applications for SROs pertain to performance standards and will not be specific to the proposed use. Potential conditions for approval of these facilities may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities. The required findings for approval of a Use Permit are stated in Section 17.50.070 of the Zone Code and will be the same as described above for residential care homes.

Condominium/Common-Interest Residential Subdivision

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

Mixed-Use

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

Residential Care Facilities

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

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

- The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity;
- The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and

- Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

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

Residential Second/Accessory Dwelling Units

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

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

In 2016, several changes have been made to the State Second Unit law, now referred to Accessory Dwelling Unit (ADU) law. The City will be revising the Zoning Ordinance to comply with State Law. The City is in the process of hiring a Housing Program Manager; one of priority responsibilities for the new position will be to promote ADUs through a number of policies and programs, such as allocating water for ADUs deemed affordable for a specified time period.

Manufactured Housing

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

Emergency Shelters

In the past, the City used to conditionally permit emergency shelters in limited residential zones as follows:

- Category 1 shelters are for families and/or single women with children and are conditionally permitted in the R-S8 and R-S12 zones.
- Category 2 shelters are for single men and single women and may be conditionally permitted in the RM zone.

To expand opportunities for homeless shelters, in February 2018, the City amended the Zoning Ordinance to provide for the Category 3 shelters to permit emergency shelters by right without discretionary review in the Community Commercial (CC) zone, as well as within

Census Tract 137. The CC zone is located along the City's major transportation corridor - Fremont Boulevard, which provides access to public transit and services. Census Tract covers the area along Fremont Boulevard and Broadway Avenue, where the Monterey County Social Services is located. As shown in Table App-50 later, at least 3.2 acres of vacant and underutilized sites are available in the CC zone, adequate to accommodate the City's unsheltered homeless population of 126 persons as of January 2019.

In May 2019, the Leadership Council of the Coalition of Homeless Service Providers voted to award \$1.3 million to a partnership between nonprofits Community Human Services and Gathering for Women to refurbish the former County health clinic in Seaside with State funds through the Homeless Emergency Aid Program. The facility will have the capacity of 30 to 50 women with children. This shelter is located in Census Tract 137 and is made possible also by the City's new Category 3 shelters.

Transitional Housing

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

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

Supportive Housing

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

Pursuant to SB 2, supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). As

part of the comprehensive Zoning Ordinance update, the City will amend the ordinance to define supportive housing pursuant to California Government Code Sections 65582(f) and (g), and to permit supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

Farmworker and Employee Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted.

The City of Seaside Zoning Ordinance does not include any provisions for farmworker or employee housing. The City has no agricultural zoning and is therefore not required to specifically provide for farmworker housing. However, the City is still subject to the employee housing requirements of the Employee Housing Act. The City will amend the Zoning Ordinance by the end of 2020 to include provisions for housing for six or fewer employees.

8. Housing for Persons with Disabilities

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

Land Use Controls

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

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

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

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

Approval Procedures

Small residential care facilities are permitted by right in residential zones and large residential care facilities are permitted via a Use Permit in the RS, RM, RH, and CC zones. For

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

Definition of Family

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

Reasonable Accommodations Procedure

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

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

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

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

Building Codes

The City adopted the 2019 California Building Code and ~~The City~~ enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multifamily buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

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

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

Conclusion

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

9. Development Permit Procedures and Processing Times

The evaluation and review process required by local jurisdictions often contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. Seaside's development approval process is designed to further housing development. Together, the following figures and Table App-39 and Table App-40 show the type of approvals required for the most common types of residential development as well as the reviewing bodies.

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

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

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

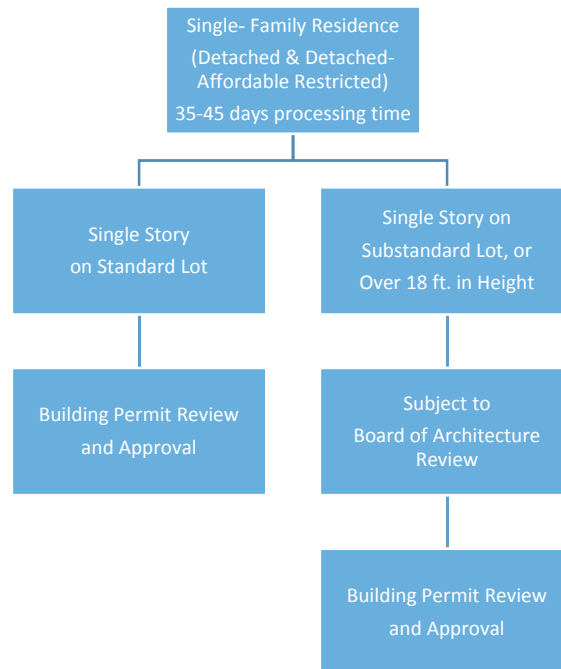
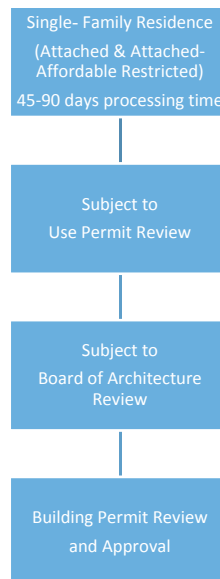
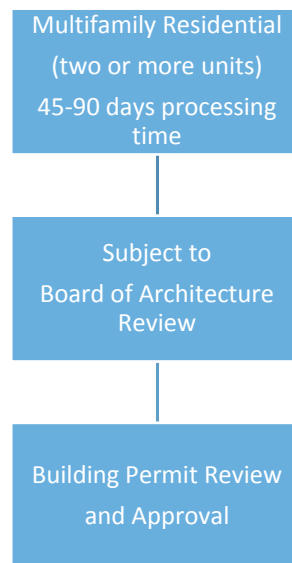


Figure App-7: Permitting Process for Single-Family Attached Housing



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

Figure App-8: Permitting Process for Multifamily Housing



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

Table App-39: Approval Required			
Housing Type	RS	RM	RH
Single-Family, Detached	• Permitted by right • Architectural review required on all new construction, additions to existing structures that result in a height of greater than 18 feet, and all new second-story elements including decks, roofs, projections, etc., on a substandard lot or includes public financing.		
Single-Family, Detached (affordable)	• Permitted by right • Architectural review required on all new construction, additions to existing structures that result in a height of greater than 18 feet, all new second-story elements including decks, roofs, projections, etc. , on a substandard lot or includes public financing.		
Single-Family, Attached	• Use Permit is required • Architectural review required on all new construction, additions to existing structures that result in a height of greater than 18 feet, and all new second-story elements including decks, roofs, projections, etc., on a substandard lot, or includes public financing.		
Single-Family, Attached (affordable)	• Use Permit is required • Architectural review required on all new construction, additions to existing structures that result in a height of greater than 18 feet, and all new second-story elements including decks, roofs, projections, etc., on a substandard lot or includes public financing.		• Not Permitted

Table App-39: Approval Required			
Housing Type	RS	RM	RH
Multifamily, 2 or 3 units	Not Permitted	- Permitted by right. - Architectural review is required on all new construction and additions of 50 percent or greater to existing structures.	
Multifamily, 4+ units	Not Permitted		- Permitted by right. - Architectural review is required on all new construction and additions of 50 percent or greater to existing structures.

Source: City of Seaside Zoning Ordinance, 2017

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

Table App-40: Permit Process				
Permit Type	Approval Body	Appeal Body	Public Hearing	Estimated Processing Time
Use Permit	PC	CC	Yes	60-90 days
Minor Use Permit	ZA	PC/CC	If requested	60 days
Variance	PC	CC	Yes	60-90 days
Minor Variance	ZA	PC/CC	If requested	60 days
Architectural Review	BAR	PC/CC	No	60 days
Planned Development	PC	CC	Yes	60-90 days

BAR = Board of Architectural Review

CC = City Council

PC = Planning Commission

ZA = Zoning Administrator

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

Use Permits

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

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

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

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

Variances

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

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

- Distance between structures;
- Parcel dimensions (not area);
- Setbacks;

- Structure height; or
- On-site parking, loading, and landscaping.

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

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

Architectural Review

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

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

Architectural review is conducted by the Board of Architectural Review (BAR) and is usually conducted after all other Commission and Council approvals are in place. In cases where the

Commission and City Council need to receive a recommendation on the design of a special or unusual project, the BAR would then conduct its review first. The BAR considers all aspects of architecture, landscape and lighting and may impose conditions of approval. The process ensures that the architectural review is focused on the aesthetics of the project. Specifically, the Zoning Ordinance identifies three aspects of review:

- Architectural considerations
- Landscape considerations
- Light considerations

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

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

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

- Overall design should be compatible with scale and mass of surrounding properties.
- Architectural elements should be designed to eliminate box-like appearances.
- Scale and mass of new infill development should be reduced by stepping down building height toward street and adjacent smaller structures.
- a. Building Heights and Second Story Decks
 - Entries and massing of stories should be proportion to building façade.
- b. Second Story Setbacks
 - The second story setback should average five feet more than the first floor setback
- 3. Architectural Features – designed to encourage high quality design to enhance the character of residential neighborhoods.
 - a. General – so specific style is required but the focus is on compatibility with surrounding homes and styles.
 - Building should be consistently one style rather than a mix of styles.
 - b. Front Porches and Entries
 - Front porches, back porches and/or decks that permit casual observation of alleys and streets, are encouraged.
 - c. Roof Articulation
 - The use of traditional roof forms such as gables, hips and dormers are encouraged.
 - Avoid box-like appearance through variation in the roofline and building elevations.
 - d. Materials
 - Consistent and harmonious use of high quality, durable materials is encouraged.
 - Piecemeal embellishment and frequent changes in material is discouraged.

The City does not have specific multifamily design guidelines and generally applies the single-family design guidelines to multifamily development. These guidelines encourage the use of design, materials, or placement that are compatible with the surrounding neighborhood. They do not necessarily result in increases in construction costs. Since the guidelines are only generally applied to multifamily development, they do not constrain the development of affordable housing. To implement the new General Plan and to facilitate multifamily and mixed use development, the City will develop design guidelines to provide objective review criteria for site planning, mass and scale, and architectural features.

Planned Development Permit

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

A Planned Development must meet certain standards:

Infrastructure Requirements: Proposal shall not be approved unless adequate sewer and water lines and streets already service the site, or the developer proposes to install the facilities at the developer's expense.

Street Design: The street system in a Planned Development shall conform to the existing topography rather than cut through it, to minimize cut-and-fill grading activities. A planned development of five or more acres shall be designed and constructed with direct access to at least one major thoroughfare.

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

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

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

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

10. Planning and Development Fees

Planning Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. In addition, long-term costs related to the maintenance and improvement of the community's infrastructure, facilities, parks, and streets are also imposed. Proposition 13 has severely constrained the amount of property tax revenue that a city in California receives. As a result, Seaside charges various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Seaside is sensitive to the issue that excessive fees may hinder development and strives to encourage responsible and affordable development. In 2017, the City Council adopted a new fee schedule, which reflects minor upward adjustments for some fees but significant reductions in other fees. In some cases, such as use permits and design reviews, the fees have been cut by more than half. Planning fees for the City of Seaside and neighboring jurisdictions are summarized in Table App-41. As shown, fees charged by Seaside for FY 2017-2018 are generally lower than comparable sized communities such as Monterey and Santa Cruz.

Table App-41: Comparison of Planning Fees

	Seaside	Carmel	Marina¹	Monterey	Pacific Grove	Santa Cruz
Single-Family Residence						
Conditional Use Permit	\$800	\$785.30	\$1,690	n/a\$4,000 deposit (+ \$1,000 pre-application)	\$3,268	\$1,678
Minor Use Permit	\$700	\$614.81	n/a	\$2,263	n/a	n/a
Design/Architectural Review	\$1,200	\$608 (Tract 1) or \$1,524.10 (Tract 2)	\$3,275	\$1,279	\$3,010	\$346/1,000 sq. ft.
Variance	\$2,495	\$785.30	\$2,045	\$1,744	\$3,268	\$1,574
Minor Variance	\$2,495	n/a	n/a	\$929	\$1,282	n/a
Multifamily Residential						
Conditional Use Permit	\$1,000	\$785.30	\$1,690	\$4,000 deposit (+ \$1,000 pre-application)	Min. \$3,268 + hourly fee	\$1,678
Minor Use Permit	\$700	\$614.81	n/a	\$2,263	n/a	n/a
Design/Architectural Review	\$1,200	\$408 (Tract 1) or \$1,524.10 (Tract 2)	\$3,275	4,243	Min. \$2,295 + hourly fee	\$346/1,000 sq. ft.
Variance	\$3,704	\$785.30	\$2,045	\$1,744	\$3,268	\$1,574
Minor Variance	\$2,495	n/a	n/a	\$929	\$1,282	n/a
Planned Unit Developments	\$7,256	n/a	n/a	n/a	n/a	\$3,954 (+costs)
Tentative Map (up to 4 lots)	\$4,843	\$1,472.44	\$1,615	\$6,000 deposit*	Min \$1,941(+ \$110 per lot)	\$2,305 (+\$308 per lot)
Tentative Map (4 or more lots)	\$7,165	\$1472.44	\$3,560 (>20 units) add. Charges	\$6,000 deposit*	Min \$5,923(+ \$110 per lot)	\$2,305 (+\$308 per lot)
Lot Line Adjustment	\$1,418	\$785.30	\$880	\$3,774	\$1,941	\$893

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

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

Table App-41: Comparison of Planning Fees

	Seaside	Carmel	Marina¹	Monterey	Pacific Grove	Santa Cruz
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Source: City of Seaside, Master Fee Schedule 2017-18, as of July 1, 2017; City of Carmel, Planning Fees, October 15, 2015; City of Marina, Summary of Fees July 19, 2007(see note above); City of Monterey, Master Fee Schedule, Fiscal Year 2017; City of Pacific Grove, Master Fee Schedule Fiscal Year 2016-17; City of Santa Cruz FY 2015 Fee Schedule.

Development Fees

As of this writing, the City of Seaside does not charge any development impact fees on new residential development. While the school district, the water management district, the regional sewage collection and treatment agency, and the regional transportation agency charge fees for new development, the City has no discretionary review authority over these fees or these agencies. Table App-42 summarizes the development fees charged by other agencies. As shown, reduced water and sewer fees are available for affordable housing units.

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

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

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

Table App-42: Development Fees Collected by Other Agencies

		Single-Family Project¹	Multifamily Project²	Affordable Project³
Water	Monterey Peninsula Water Management District (MPWMD)	\$6,194 (\$210 + \$273/fixture unit)	\$108,318 (\$210 + \$273/fixture unit)	\$1,166 (\$210 + \$137/fixture unit)
	California American Water Company (Cal-Am)	\$5,000	Actual cost	\$3,000
	Marina Coast Water District (MCWD)	\$4,526	\$81,468	\$4,526
Sewer	Monterey Regional Water Pollution Control Agency (MRWPCA)	\$3,506	\$63,099	\$1,800
	Seaside County Sanitation District (SCSD)	\$1,753	\$31,554	\$900
	Marina Coast Water District (MCWD)	\$2,333	\$41,994	\$1,000
School	Monterey Peninsula Unified School District (MPUSD)	\$6,720 (\$3.36/sq. ft.)	\$4,032 (\$3.36/sq. ft.)	\$6,720 (\$3.36/sq. ft.)
Transportation	Transportation Agency for Monterey County (TAMC)	\$4,291	\$54,239	\$2,051 ¹
Housing	FORA	\$23,279	\$23,279	\$23,279

Assumptions:

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

Conclusion

For a typical single-family home (1,000 square feet home and 200 square feet garage), the total fees are estimated at \$23,433 as follow:

- Plan Check Fees: \$5,334.15
- Permit Fees: \$6,820.32
- Impact Fees (collected by outside agencies): \$11,278.56

For a typical multifamily housing project (six units at ground level and 12 carports), the total fees are estimated at \$79,751.09 (or \$11,791.85 per unit) as follow:

- Plan Check Fees: \$5,872.45
- Permit Fees: \$8,414.08
- Impact Fees (collected by outside agencies): \$56,464.56

Fees for a single-family residence or for a multifamily unit constitute no more than ten percent of the building valuation (excluding land cost).

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

11. On- and Off-Site Improvements

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

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

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

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

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

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

12. Building Codes and Enforcement

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

California Building Code

Seaside has adopted the California Building Code (CBC), which includes the International Building Code. No local amendments have been made to the CBC. Enforcement of applicable building codes requires inspections at various stages of construction to ensure code compliance. The California Building Code prescribes minimum insulation requirements to reduce noise and promote energy efficiency.

Americans with Disabilities Act (ADA)

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

National Pollutant Discharge Elimination System

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

Code Enforcement

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

Environmental/Infrastructure Constraints

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

within Seaside Proper or in approved specific plans. There are no known environmental constraints that cannot be mitigated.

1. Protected Habitat

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

The 1997 Fort Ord Base Reuse Plan – which serves as the primary planning document of the land formerly occupied by Fort Ord and is the official local plan for reuse of the former base – set aside approximately 20,000 of the 28,000 acres of the former Fort Ord for habitat (16,000 acres) and open space recreational uses. A large portion of this “habitat reserve” is located in the eastern portion of Seaside and is protected from development by the Habitat Management Plan. However, the Habitat Management Plan identifies the land immediately adjacent to the City’s former eastern boundary as “development” areas. As shown on the Land Use Policy Map, Seaside has planned the entire area between the old eastern City boundary and the “habitat reserve area” for single-family residential development, which would allow for the development of approximately 2,200 housing units in this area. However, without additional water supplies and a clean slate for ordnance and hazardous waste removal, new development cannot occur in this area. No housing is currently planned in the “habitat reserve” area.

2. Tree Ordinance

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

3. Hazardous and Toxic Sites

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

4. Infrastructure

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

5. Water Supply

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

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

The Seaside Municipal Water System, California-American Water Company (Cal-Am), and the Marina Coast Water District (MCWD) provide water services to the City. The Seaside Municipal System is operated and maintained by the City. The system serves the northeast portion of the City and is bounded by La Salle Avenue to the north, Hilby Avenue to the south, Soto Street to the west and General Jim Moore Boulevard to the east. The rest of the City is served by Cal-Am, a privately owned and operated company. Cal-Am serves their customers with water drawn from Carmel River surface water, alluvial ground water in the Carmel Valley, and from the Seaside coastal ground water basin. MCWD serves Fort Ord lands within the City limits.

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

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

Although, water scarcity and the provision of an alternative water supply is ultimately beyond the control of the City, Seaside supports regional efforts to create new water supply projects and the use of recycled water. In July 2016, the State Water Resources Control Board revised the schedule for California American Water Company (Cal-Am) to cease-and-desist illegal diversions of water from the Carmel River. The deadline was extended by five years from the end of 2016 to the end of 2021, to allow time for completion of various regional projects. The projects include two new water supply projects, the Monterey Peninsula Water Supply Project (MPWSP) and the Pure Water Monterey Project (Pure Water) will provide water to Monterey Peninsula communities. MPWSP is a proposed desalination project with a capacity of up to 9.6 million gallons per day. Pure Water would deliver purified recycled water for groundwater replenishment, domestic delivery to Monterey Peninsula urban water customers and treated water for Salinas Valley irrigation. The Monterey Peninsula Regional Water Authority and the Monterey Peninsula Water Management District are jointly developing Pure Water. Additionally, Cal-Am anticipates that a second pipeline for an existing groundwater storage

project, the Aquifer Storage and Recovery Project, will allow for additional lawful diversions from the Carmel River in wet years. Under the requested changes to Cal-Am's compliance schedule, Cal-Am would not be penalized for continued Carmel River diversions up to 7,990 afa so long as permitting and construction milestones for the water supply and diversion projects are met. The lack of regional water supply during the short term, and perhaps longer, will continue to constrain the production of housing in Seaside proper.

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

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

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

6. Sanitary Sewer

Sanitary sewer service within existing Seaside neighborhoods, as well as within the cities of Within the General Plan Area, sanitary sewer service outside the limits of the former Fort Ord is provided by the Seaside County Sanitation District, a Monterey County Special District which serves the cities of Seaside, Del Rey Oaks and Sand City. Within the boundaries of the former Fort Ord, sanitary sewer service is provided by the Marina Coast Water District. Wastewater discharged to the either District's sanitary sewer system is ultimately pumped to the Regional Wastewater Treatment Plant located north of Marina. Monterey One Water, formerly known as the Monterey Regional Water Pollution Control Agency, operates the treatment plant. Monterey One Water provides wastewater treatment, disposal, and reclamation services for the cities of Monterey, Pacific Grove, Del Rey Oaks, Sand City, Marina, and Salinas; Castroville, Moss Landing, and Boronda Community Service Districts; and the former Fort Ord military base.

The Regional Wastewater Treatment Plant has a maximum average dry weather design treatment capacity of 29.6 million gallons per day and peak wet weather design capacity of 75.6 million gallons per day. According to the *Monterey Regional Water Pollution Control Agency Sewer System Management Plan* (Monterey Regional Water Pollution Control Agency 2013), dry weather wastewater flows to the treatment plant are approximately 21 million gallons per day, and peak wet weather flows are about 40 million gallons per day. Thus, based on the Sewer System Management Plan, as of 2013, the Regional Wastewater Treatment Plant had unused but permitted treatment capacity of approximately 8.6 million

gallons per day during dry weather and about 41.2 million gallons per day during peak wet weather conditions.

The projected growth envisioned in the 2040 General Plan would require an appropriate increase in wastewater capacity to meet the demand from new development. The total number of housing units planned for the General Plan Area is estimated at 15,385 in 2040, which is an incremental growth of approximately 135 units per year, based on housing units reported in the 2010 Census. The estimated population of the General Plan Area in 2040 is estimated to be 47,694. This equates to 44 percent increase in the population reported in the 2010 Census.

According to the *Seaside County Sanitation District Sewer Master Plan and Rate Study* (2011), the maximum daily flow of wastewater into the sanitary sewer system lift station in Seaside between 2002 and 2009 was approximately 2.9 million gallons per day. When the 44 percent increase in population is applied to the 2.9 million gallons per day of wastewater conveyed to the Regional Wastewater Treatment Plant through the Seaside lift station, the maximum wastewater flow rate to the treatment plant in 2040 would be 4.2 million gallons per day. This would be an increase of approximately 1.3 million gallons per day compared to the maximum flow recorded between 2002 and 2009. An increase of 1.3 million gallons per day would represent only approximately 3 percent of the remaining treatment capacity at the treatment plant during peak wet weather. The Regional Wastewater Treatment Plant has capacity to meet the wastewater treatment demands that would be generated from the development and growth envisioned for the General Plan Area in the 2040 General Plan in the long term and certainly adequate capacity to accommodate the Regional Housing Needs Allocation (RHNA) in the short term. Expansion or construction of a new wastewater treatment facility to meet the demands of the 2040 General Plan would not be required.

Section 4: Housing Resources

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

Future Housing Needs

State law requires communities to demonstrate that they encourage and facilitate housing production commensurate with their fair share of the region's future growth from 2014-2023.¹⁰ The City's fair share is assigned by the Association of Monterey Bay Area Governments (AMBAG) and outlined in their Regional Housing Needs Allocation Plan (RHNP). Therefore, an important component of the Housing Element is the identification of suitable sites to accommodate housing that is affordable in accordance with the RHNP.

1. Regional Housing Needs Allocation

AMBAG has assigned a portion of the region's future need for housing to each community within the counties of Santa Cruz and Monterey as part of the Regional Housing Needs Allocation Plan (RHNP). Seaside's Regional Housing Needs Allocation (RHNA) for the January 1, 2014 to December 31, 2023 planning period is 393 housing units (Table App-43).

Table App-43: Regional Housing Needs Share for Seaside		
Income Category	Income Threshold	Number of Units
Extremely Low/Very Low	50% or less of the AMI	95
Low	51% to 80% of the AMI	62
Moderate	81% to 120% of the AMI	72
Above Moderate	Over 120% of the AMI	164
Total		393

Source: AMBAG, June 11, 2014.

The City has a RHNA allocation of 95 very low income units. Pursuant to new State law (AB 2634), the City must project the number of extremely low income (30 percent or less of AMI) housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD using 2009-2013 ACS data, the City had 2,260 households with incomes at or below 50 percent AMI, 1,055 (47 percent) extremely low and 1,205 (53 percent) very low income) as shown in Table App-31. Therefore the City's RHNA of 95 very low income units may be split into 47 extremely low and 48 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

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

2. Credits toward RHNA

Jurisdictions may count toward their RHNA the number of units that have been constructed since January 1, 2014. In addition, jurisdictions may count units that have received building permits, planning approvals, and other discretionary approvals that will be constructed during the 2014-2023 RHNA period. Table App-44 summarizes the number of units produced and permitted since January 2014. For the Housing Element planning period, the City has a remaining RHNA of ~~166-145~~ units (95 extremely/very low, ~~62-48~~ low income units, ~~and~~ two moderate income units, ~~and seven above moderate income units~~). The limited production of housing in Seaside is primarily a factor of water supply issue, which is beyond the control of the City.

Units Constructed/Permitted

Based on building permit data, a total 83 units had~~ve~~ been permitted in the City ~~since 2014~~between 2014 and 2019, including 71 single-family and 12 multifamily units. Without specific sale price and rental rate information, these units are assumed to be affordable to above moderate income households.

In addition, the City Council approved The Ascent Project in early 2020. This project -- located at the corner of Broadway Avenue and Terrace Street -- is a ten-building workforce rental housing consisting of 105 one-bedroom, two-bedroom, three-bedroom units and townhouses. Pursuant to the development agreement, the project will set aside 14 units affordable to low income households. The project also includes 4,000 square feet of retail space.

Shoppette Site/Seaside Senior Living Project

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

- **Assisted Living Facility:** The proposed 81,679 sf Assisted Living Facility would be part of a two-story structure containing 88 residential units. A portion of the second story would be located above the adjoining Memory Care Facility. Of the 88 total residential units, there would be 39 studios, 42 one-bedroom units, and seven (7) two-bedroom units. The facility would be designed to serve approximately 100 seniors with daily living services.
- **Memory Care Facility:** The proposed 29,707 sf Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level. Of the 43 total residential units, there would be 31 private studios designed for one resident and 12 companion studios designed for two residents.

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

Overall, the facility would include 144 multifamily units. The cost of assisted living often includes meals, household services (such as cleaning), and caregiving. Without specific information on cost breakdowns, only the 70 studio units are assumed to be affordable to moderate income seniors, the remaining 74 one-bedroom, two-bedroom, and co-housing units are assumed to be affordable to above moderate income seniors.

Table App-44: Credits Towards RHNA – Housing Production
(January 1, 2014 – ~~July 2019~~ March 2020)

Projects	Affordability of Housing				
	Extremely/ Very Low (0-50% AMI)	Low (51%-80%)	Moderate (81%-120%)	Above Moderate (121%+)	Total
Project Completed, Under Construction, or Permitted					
Single Family Homes	–	–	–	71	71
Multifamily Units	–	–	–	12	12
Project Approved					
Senior Assisted Living	–	–	70	74	144
<u>The Ascent</u>	<u>–</u>	<u>14</u>	<u>–</u>	<u>91</u>	<u>105</u>
Total Credits	–	<u>–14</u>	70	<u>157</u><u>248</u>	<u>332</u><u>227</u>
2014-2023 RHNA	95	62	72	164	393
Remaining RHNA	95	<u>62</u><u>48</u>	2	<u>–7</u>	<u>166</u><u>145</u>

Source: City of Seaside, ~~2019~~ March 2020.

~~Note 1: Campus Town Specific Plan does not specify the exact distribution of housing unit type and the Phasing Plan is only conceptual. However, much of the Specific Plan's~~

Inventory of Sites

This section assesses available land for near-term residential development to accommodate the remaining RHNA for this Housing Element planning period. The inventory was compiled based on a careful review of the existing and proposed Community and Land Use Element of the General Plan, Zoning Ordinance, Specific Plans, and other reports such as the Long-Range Property Management Plan, as well as field and aerial photo observations. As the General Plan is not yet adopted, the sites inventory provides estimates of development capacity based on both the existing and proposed General Plan.

1. Vacant and Underutilized Sites Inventory

Residential growth in Seaside could occur on a variety of residential and mixed-use acreage throughout the community. To evaluate potential land resources for residential development, a parcel-specific site analysis was performed using a Geographic Information System (GIS) data, field observations, aerial photos, and building records. The vacant and underutilized land

survey was conducted by reviewing individual parcels, the current development and density on those parcels, and potential units based on maximum and average densities. A vacant parcel is one that has no development on site or one that has built structures that are currently vacant. An underutilized parcel is where the structure on the site does not maximize its potential, such as taking advantage of a land use designation or location to benefit both the property/business owner and the community. Many businesses are marginally operating and have not gone through major upgrades, and retrofitting/renovating for modern uses would not be cost-effective.

Various sources of information were used to help identify vacant and underutilized sites:

- **West Broadway Specific Plan Existing Conditions Report:** In developing the Specific Plan, the City reviewed the existing conditions of properties within the Specific Plan area. Underutilized sites with potential for redevelopment were identified during this process. The Specific Plan noted vacant and underutilized properties throughout the entire Specific Plan area. They range in size and location, with some at significant and strategic locations.
- **Long Range Property Management Plan:** Several properties owned by the Successor Agency to the Redevelopment Agency were identified in the LRPMP as appropriate for residential/mixed use development and to be sold to private developers.
- **Field Surveys and Aerial Photos:** Sites were also identified as a result of field surveys and review of aerial photos.
- **Building and Assessor Records:** Building and Assessor records were reviewed to confirm recent activities on site.

Estimating Development Potential

To estimate the level of development allowed, each vacant and underutilized parcel was reviewed for appropriateness for residential use, and those deemed less appropriate for housing due to surrounding land uses as well as the configuration and size of the property were eliminated from the following analysis. Recognizing the new State law requirements for assessing the City's continued ability to meet the RHNA (SB 166 and AB 1379), this sites inventory conservatively uses a density factor of 50 percent of the allowable density.

As the proposed General Plan is not yet adopted as of the writing of this Housing Element (July 2019), development potential on the vacant and underutilized sites is estimated based on both the existing and proposed General Plan. Figure App-9 presents the geographic location of the sites identified.

With the proposed General Plan, standalone residential uses would be permitted uses in the Mixed Use Low and Mixed Use High neighborhoods and therefore, enhancing the feasibility and capacity for residential development in these areas.

Broadway (Near Terrace)

~~In 2017, the City issued a Request for Proposal for the former Redevelopment Agency-owned properties located on the block bounded by Broadway Avenue, Terrace Street, Olympia Avenue, and San Lucas Street. The City received a development plan application for the parcels on Broadway (near Terrace) for a 105-unit project. The project site is approximately 2.68 acres with a project density of 39 units per acre. Of the 105 units, the City anticipates 16 units would be set aside as low income units. Without other information on the unit sizes and price range, the remainder of the project is assumed to be affordable only to above moderate income households.~~

Lot Consolidation

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

Figure App-9: Vacant and Underutilized Sites

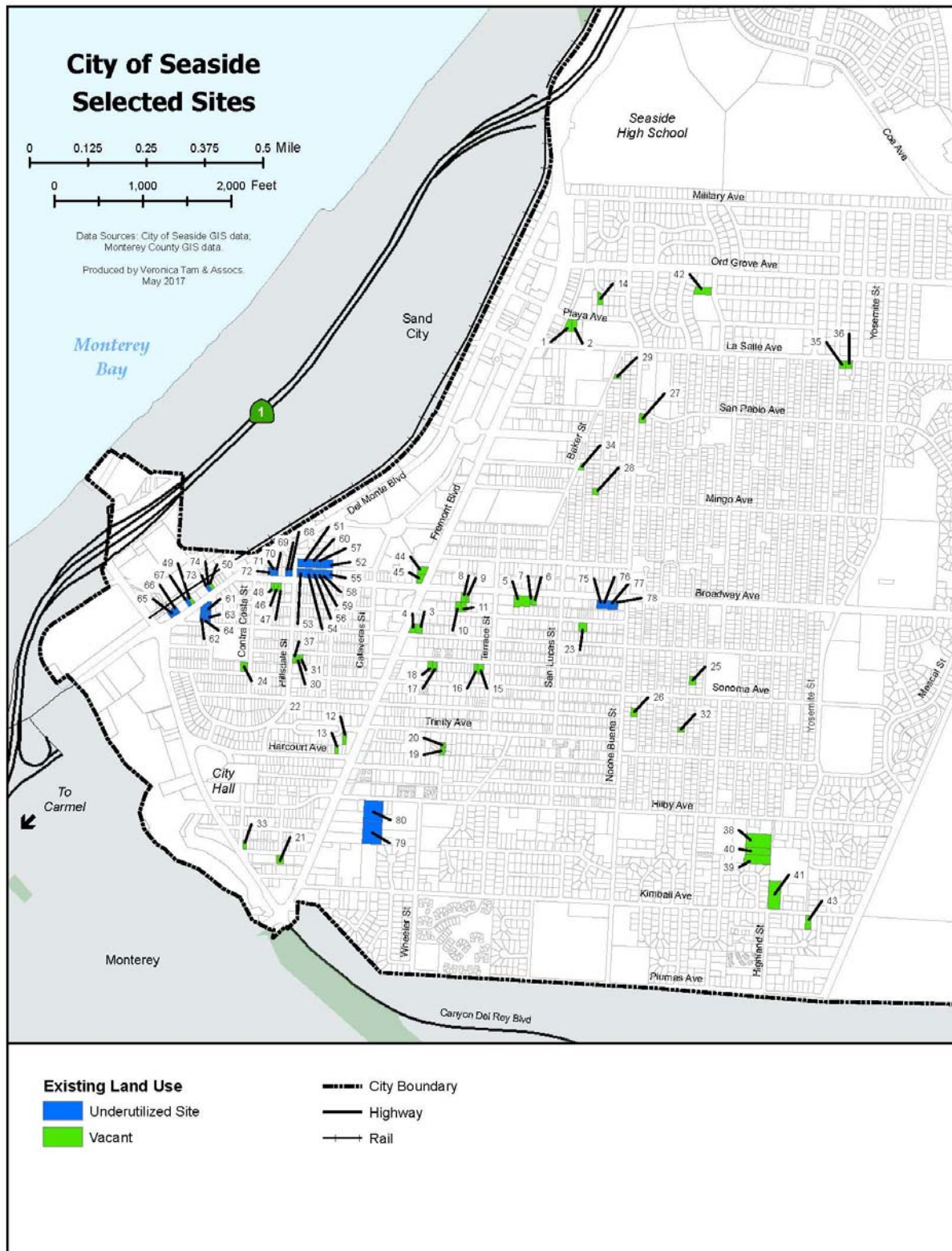


Table App-45: Potential Development on Vacant Sites under Existing General Plan (2004)

Site ID	APN	Acres	Existing Zoning	Existing GP	Existing GP Density (du/ac)	Existing GP Realistic Capacity (50%) ¹	Consolidation Potential	Comments	Income Affordability	SRO/ Supportive Housing? ²	Infra-structure/ Dry Utilities?	In Prior Housing Element?
37	011326001000	0.09	RS-8	Low Density SF Residential	8	1	I		Above Moderate	S/T – P SRO – NP	Y	Y
38	012402007000	1.05	RS-8	Low Density SF Residential	8	4	L		Above Moderate	S/T – P SRO – NP	Y	y
39	012402009000	0.70	RS-8	Low Density SF Residential	8	2	L		Above Moderate	S/T – P SRO – NP	Y	y
40	012402008000	0.52	RS-8	Low Density SF Residential	8	2	L		Above Moderate	S/T – P SRO – NP	Y	y
41	012414039000	1.00	RS-8	Low Density SF Residential	8	4			Above Moderate	S/T – P SRO – NP	Y	y
42	011081020000	0.36	RS-8	Low Density SF Residential	8	1			Above Moderate	S/T – P SRO – NP	Y	N
43	012422078000	0.24	RS-8	Low Density SF Residential	8	1			Above Moderate	S/T – P SRO – NP	Y	y
	Total	3.96				15						
11	011335014000	0.13	RS-12	Medium Density SF Residential	12	1		Parking lot	Above Moderate	S/T – P SRO – NP	Y	Y
12	011335034000	0.09	RS-12	Medium Density SF Residential	12	1		Parking lot	Above Moderate	S/T – P SRO – NP	Y	Y
21	011364004000	0.18	RS-12	Medium Density SF Residential	12	1			Above Moderate	S/T – P SRO – NP	Y	Y
22	011333044000	0.11	RS-12	Medium Density SF Residential	12	1			Above Moderate	S/T – P SRO – NP	Y	N
	011333043000	0.20	RS-12	Medium Density SF Residential	12	1			Above Moderate	S/T – P SRO – NP	Y	N
23	012194034000	0.20	RS-12	Medium Density SF Residential	12	1			Above Moderate	S/T – P SRO – NP	Y	Y
24	011312002000	0.18	RS-12	Medium Density SF Residential	12	1		Playground	Above Moderate	S/T – P SRO – NP	Y	Y
25	012255009000	0.17	RS-12	Medium Density SF Residential	12	1			Above Moderate	S/T – P SRO – NP	Y	Y
26	012281003000	0.17	RS-12	Medium Density SF Residential	12	1		Parking lot	Above Moderate	S/T – P SRO – NP	Y	Y
27	012805019000	0.16	RS-12	Medium Density SF Residential	12	1			Above Moderate	S/T – P SRO – NP	Y	Y
28	012163003000	0.13	RS-12	Medium Density SF Residential	12	1			Above Moderate	S/T – P SRO – NP	Y	Y

Table App-45: Potential Development on Vacant Sites under Existing General Plan (2004)

Site ID	APN	Acres	Existing Zoning	Existing GP	Existing GP Density (du/ac)	Existing GP Realistic Capacity (50%) ¹	Consolidation Potential	Comments	Income Affordability	SRO/ Supportive Housing? ²	Infra-structure/ Dry Utilities?	In Prior Housing Element?
29	012823003000	0.09	RS-12	Medium Density SF Residential	12	1			Above Moderate	S/T – P SRO – NP	Y	Y
30	011326018000	0.09	RS-12	Medium Density SF Residential	12	1	I		Above Moderate	S/T – P SRO – NP	Y	Y
31	011326019000	0.09	RS-12	Medium Density SF Residential	12	1	I		Above Moderate	S/T – P SRO – NP	Y	N
32	012284007000	0.09	RS-12	Medium Density SF Residential	12	1			Above Moderate	S/T – P SRO – NP	Y	Y
34	012164001000	0.09	RS-12	Medium Density SF Residential	12	1			Above Moderate	S/T – P SRO – NP	Y	y
35	012853025000	0.14	RS-12	Medium Density SF Residential	12	1	N	A vacated structure on site identified in the Long Range Property Management Plan (LRPMP) for disposition and appropriate for residential/ mixed use development.	Above Moderate	S/T – P SRO – NP	Y	N
36	012853026000	0.15	RS-12	Medium Density SF Residential	12	1	N	A vacated home on site identified in the Long Range Property Management Plan (LRPMP) for disposition and appropriate for residential/ mixed use development.	Above Moderate	S/T – P SRO – NP	Y	N
	Total	2.46				18						
10	012182018000	0.15	RM	Medium Density Residential	15	1	E		Moderate	S/T – P SRO – NP	Y	Y
11	012182017000	0.15	RM	Medium Density Residential	15	1	E		Moderate	S/T – P SRO – NP	Y	Y
15	012272012000	0.18	RM	Medium Density Residential	15	1	K		Moderate	S/T – P SRO – NP	Y	Y
16	012272028000	0.09	RM	Medium Density Residential	15	1	K		Moderate	S/T – P SRO – NP	Y	Y

Table App-45: Potential Development on Vacant Sites under Existing General Plan (2004)

Site ID	APN	Acres	Existing Zoning	Existing GP	Existing GP Density (du/ac)	Existing GP Realistic Capacity (50%) ¹	Consolidation Potential	Comments	Income Affordability	SRO/ Supportive Housing? ²	Infra-structure/ Dry Utilities?	In Prior Housing Element?
17	012272004000	0.13	RM	Medium Density Residential	15	1	J		Moderate	S/T – P SRO – NP	Y	Y
18	012272003000	0.13	RM	Medium Density Residential	15	1	J		Moderate	S/T – P SRO – NP	Y	Y
19	012351047000	0.11	RM	Medium Density Residential	15	1	M		Moderate	S/T – P SRO – NP	Y	Y
20	012351035000	0.07	RM	Medium Density Residential	15	1	M		Moderate	S/T – P SRO – NP	Y	Y
	Total		1.01			8						
1	011095001000	0.22	CC	Community Commercial	25	2	A		Moderate	S/T – P SRO – NP	Y	Y
2	011095002000	0.18	CC	Community Commercial	25	2	A		Moderate	S/T – P SRO – NP	Y	Y
3	012183025000	0.19	CC	Community Commercial	25	2	F		Moderate	S/T – P SRO – NP	Y	Y
4	012183026000	0.13	CC	Community Commercial	25	1	F		Moderate	S/T – P SRO – NP	Y	Y
5	012195059000	0.51	CMX	Mixed Use	25	6	C		Lower	S/T – P SRO – C	Y	Y
6	012195005000	0.11	CMX	Mixed Use	25	1	C		Lower	S/T – P SRO – C	Y	Y
7	012195004000	0.06	CMX	Mixed Use	25	0	C		Lower	S/T – P SRO – C	Y	Y
8	012182006000	0.15	CMX	Mixed Use	25	1	D		Moderate	S/T – P SRO – C	Y	Y
9	012182007000	0.08	CMX	Mixed Use	25	1	D		Moderate	S/T – P SRO – C	Y	Y
14	011091006000	0.19	RH	High Density Residential	25	2			Moderate	S/T – P SRO – NP	Y	Y
	Total	1.82				15						
44	011544004000	0.22	WBSP-MX	WBSP	60	6	B		Moderate	S/T – P SRO – NP	Y	Y
45	011544003000	0.17	WBSP-MX	WBSP	60	5	B		Moderate	S/T – P SRO – NP	Y	Y
46	011303005000	0.09	WBSP-MX	WBSP	60	2	G		Moderate	S/T – P SRO – NP	Y	Y
47	011303006000	0.08	WBSP-MX	WBSP	60	2	G		Moderate	S/T – P SRO – NP	Y	Y

Table App-45: Potential Development on Vacant Sites under Existing General Plan (2004)

Site ID	APN	Acres	Existing Zoning	Existing GP	Existing GP Density (du/ac)	Existing GP Realistic Capacity (50%) ¹	Consolidation Potential	Comments	Income Affordability	SRO/ Supportive Housing? ²	Infra-structure/ Dry Utilities?	In Prior Housing Element?
48	011303004000	0.09	WBSP-MX	WBSP	60	2	G		Moderate	S/T – P SRO – NP	Y	Y
49	011301007000	0.09	WBSP-MX	WBSP	60	2	V (with under-utilized parcel 011301006000)	Identified in the LRPMP to be sold and appropriate as transit-oriented development	Moderate	S/T – P SRO – NP	Y	Y
50	011301023000	0.09	WBSP-MX	WBSP	60	2	S (with under-utilized parcel 011301010000 and 011301011000)		Moderate	S/T – P SRO – NP	Y	Y
	Total	0.83				21						

Notes:

- In estimating potential, fractional unit is rounded down to the nearest whole number, except that a legally created parcel is assumed to allow at least one unit.*
- Housing Element program to amend zoning code to accommodate transitional/supportive housing where housing is permitted. SRO will be conditionally permitted in CMX zone.*

Table App-46: Potential Development on Underutilized Sites under Existing General Plan (2004)

Site ID	APN	Acres	Existing Zoning	Existing General Plan	Existing Land Use	Existing GP Density	Existing GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
51	011556001000	0.37	WBSP- MX	WBSP	City of Seaside Corporation Yard	60	80	Library Site	The West Broadway Specific Plan, identifies the "Library Site", a group of parcels located along Broadway and Olympia between Hillsdale and Alhambra, as appropriate for a mixed use project. The City of Seaside owns the parcels fronting on Olympia. The remaining parcels are owned by private owners. The Specific Plan contains conceptual site plan for a project to include a public library, retail and 80 units of senior housing. The private owners have expressed interest in selling the parcels for development. As of July 2019, three interested	Lower	S/T – P SRO – NP	Y	Y
52	011556004000	0.27	WBSP- MX	WBSP	City of Seaside Corporation Yard	60				Lower	S/T – P SRO – NP	Y	Y
53	011557001000	0.19	WBSP- MX	WBSP	Small Retail	60				Lower	S/T – P SRO – NP	Y	Y
54	011557002000	0.18	WBSP- MX	WBSP	Small Retail	60				Lower	S/T – P SRO – NP	Y	Y
55	011557006000	0.18	WBSP- MX	WBSP	Small Retail	60				Lower	S/T – P SRO – NP	Y	Y
56	011557003000	0.18	WBSP- MX	WBSP	Small Retail	60				Lower	S/T – P SRO – NP	Y	Y
57	011556003000	0.18	WBSP- MX	WBSP	City of Seaside Corporation Yard	60				Lower	S/T – P SRO – NP	Y	Y
58	011557005000	0.10	WBSP- MX	WBSP	Small Retail	60				Lower	S/T – P SRO – NP	Y	Y
59	011557004000	0.09	WBSP- MX	WBSP	Small Retail	60				Lower	S/T – P SRO – NP	Y	Y

Table App-46: Potential Development on Underutilized Sites under Existing General Plan (2004)

Site ID	APN	Acres	Existing Zoning	Existing General Plan	Existing Land Use	Existing GP Density	Existing GP Realistic Capacity ¹ (50%)	Consolidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infrastructure/ Dry Utilities?	In Prior Housing Element?
60	011556005000	0.09	WBSP-MX	WBSP	City of Seaside Corporation Yard	60			developers are preparing development scenarios for the site. One developer is currently in serious discussions with the owners. Development of this site may yield more than the 80 units anticipated in the Specific Plan. 	Lower	S/T – P SRO – NP	Y	Y
61	011306008000	0.22	WBSP-MX	WBSP	Vacant Building/ Parking	60	11	P	The first parcel in this group and those adjacent (marked with P in the "Consolidation Potential" column to the left) contain a single-story vacant building (formerly a supermarket) and its associated parking areas. The parcel is designated as Mixed-Use (MX), which is intended to accommodate a well-integrated mix of uses, including residential uses. The current use is	Lower	S/T – P SRO – NP	Y	Y
62	011306006000	0.17	WBSP-MX	WBSP	Vacant Building/ Parking	60	9	P		Lower	S/T – P SRO – NP	Y	Y
63	011306003000	0.10	WBSP-RH/MX	WBSP	Vacant Building/ Parking	25	2	P		Lower	S/T – P SRO – NP	Y	Y
64	011306004000	0.10	WBSP-RH/MX	WBSP	Vacant Building/ Parking	25	2	P		Lower	S/T – P SRO – NP	Y	Y

Table App-46: Potential Development on Underutilized Sites under Existing General Plan (2004)

Site ID	APN	Acres	Existing Zoning	Existing General Plan	Existing Land Use	Existing GP Density	Existing GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
									inconsistent with the Specific Plan designation. With a vacant building, this property offers excellent opportunity for redevelopment. Currently there are serious development talks underway for the site, with two potential developers approaching the owners with proposals. Within the same block across the street, a property owner of a 22,000-square-foot lot is proposing for development at 60 units per acre. Therefore it is reasonable to assume projects in the area would be developed closer to the maximum allowable density. The density for Site P is assumed at 50 -units per acre for MX zoning and 20 units per acre for RH/MX zoning. 				

Table App-46: Potential Development on Underutilized Sites under Existing General Plan (2004)

Site ID	APN	Acres	Existing Zoning	Existing General Plan	Existing Land Use	Existing GP Density	Existing GP Realistic Capacity¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing?²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
65	011301030000	0.17	WBSP- MX	WBSP	Parking Lot	60	5	T	The first parcel in this group is currently occupied by a vehicle storage facility. The parcel is designated as Mixed-Use (MX), which is intended to accommodate a well-integrated mix of uses, including residential uses. The parcel is located adjacent to another underutilized parcel (marked with T in the "Consolidation Potential" column to the left), which makes it more appropriate for redevelopment.	Moderate	S/T – P SRO – NP	Y	N
66	011301029000	0.17	WBSP- MX	WBSP	Parking Lot	60	5	T		Moderate	S/T – P SRO – NP	Y	N

Table App-46: Potential Development on Underutilized Sites under Existing General Plan (2004)

Site ID	APN	Acres	Existing Zoning	Existing General Plan	Existing Land Use	Existing GP Density	Existing GP Realistic Capacity ¹ (50%)	Consolidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infrastructure/ Dry Utilities?	In Prior Housing Element?
67	011301006000	0.09	WBSP-MX	WBSP	Auto Repair	60	2	V (with vacant parcel 011301007000)	This parcel is currently occupied by a small single-story building. This building is a small office, possibly associated with the auto repair business located to the southwest. As noted in the column to the left, this parcel is located directly adjacent to a vacant parcel, which increases its potential for redevelopment. Both this parcel and the vacant parcel are designated as Mixed-Use (MX) in the Specific Plan. As such, it is intended to accommodate a well-integrated mix of high intensity residential, commercial, office and civic uses. The current use is not consistent with the MX designation and represents a marginal use of the land.	Moderate	S/T – P SRO – NP	Y	Y
68	011555010000	0.09	WBSP-MX	WBSP	Vehicle Storage	60	2	Q	The first parcel in this group and adjacent parcel	Moderate	S/T – P SRO – NP	Y	Y

Table App-46: Potential Development on Underutilized Sites under Existing General Plan (2004)

Site ID	APN	Acres	Existing Zoning	Existing General Plan	Existing Land Use	Existing GP Density	Existing GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
69	011555009000	0.09	WBSP- MX	WBSP	Vehicle Storage	60	2	Q	(marked as Q in this table) are currently being used for vehicle storage. Vehicle storage is screened by vegetation along Broadway Avenue. There is no improvement on the property, making the property an excellent candidate for redevelopment. The Specific Plan designates these parcels as Mixed-Use (MX). As such, they are intended to accommodate a well-integrated mix of high intensity residential, commercial, office and civic uses. The current use is not consistent with the MX designation and represents a marginal use of the land.	Moderate	S/T – P SRO – NP	Y	Y
70	011555006000	0.09	WBSP- MX	WBSP	Car Wash	60	2	R	The first parcel in this group and the adjacent parcels (marked with R in the "Consolidation	Moderate	S/T – P SRO – NP	Y	Y
71	011555005000	0.09	WBSP- MX	WBSP	Car Wash	60	2	R		Moderate	S/T – P SRO – NP	Y	Y

Table App-46: Potential Development on Underutilized Sites under Existing General Plan (2004)

Site ID	APN	Acres	Existing Zoning	Existing General Plan	Existing Land Use	Existing GP Density	Existing GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
72	011555004000	0.08	WBSP- MX	WBSP	Car Wash	60	2	R	Potential" column to the left) are currently occupied by a self-service car wash. This type of uses usually generates limited incomes and does not provide for a significant number of jobs. With the limited improvements on site, this property provides an excellent opportunity for redevelopment given the increased density and height in the Specific Plan area. 	Moderate	S/T – P SRO – NP	Y	Y

Table App-46: Potential Development on Underutilized Sites under Existing General Plan (2004)

Site ID	APN	Acres	Existing Zoning	Existing General Plan	Existing Land Use	Existing GP Density	Existing GP Realistic Capacity¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing?²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
73	011301010000	0.06	WBSP-MX	WBSP	Small Retail	60	1	S (With Vacant Parcel 011301023 000)	The first parcel in this group and the adjacent parcel (marked with S in the "Consolidation Potential" column to the left) are currently occupied by a small restaurant. This parcel is identified in the Specific Plan as being underutilized. Both parcels are designated as Mixed-Use (MX) in the Specific Plan. As such, these parcels are intended to accommodate a well-integrated mix of high intensity residential, commercial, office and civic uses. The current use is not consistent with the MX designation. As noted in the column to the left, this parcel is located directly adjacent to a vacant parcel, which increases its potential for redevelopment.	Moderate	S/T – P SRO – NP	Y	Y
74	011301011000	0.03	WBSP-MX	WBSP	Small Retail	60	0	S (With Vacant Parcel 011301023 000)		Moderate	S/T – P SRO – NP	Y	Y
Total		3.386					116						
79	012371063000	1.29	CC	Community Commercial	Parking Lot	25	16	W	This site is zoned Community Commercial (CC). The new General Plan proposes to change the land use designation to Mixed Use High. The site was previously occupied by a single-family home, which has recently been	Lower	S/T – P SRO – NP	Y	N

Table App-46: Potential Development on Underutilized Sites under Existing General Plan (2004)

Site ID	APN	Acres	Existing Zoning	Existing General Plan	Existing Land Use	Existing GP Density	Existing GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
80	012371062000	1.19	CC	Community Commercial	Parking Lot	25	14	W	removed. The two parcels are currently used as parking for a medical facility that is sited far back from these parcels. It is entirely feasible that the lots be developed as a parking structure with high density residential uses fronting Fremont. Currently, Fremont Avenue is experiencing increased real estate activities, with neighboring properties recycling to higher and better uses. With the single-family home removed, these parcels are essentially vacant and ripe for development.	Lower	S/T – P SRO – NP	Y	N
	Total	2.48					30						

Notes:

- In estimating potential, fractional unit is rounded down to the nearest whole number, except that a legally created parcel is assumed to allow at least one unit.*
- Housing Element program to amend zoning code to accommodate transitional/supportive housing in a similar manner as other similar housing is permitted. SRO will be conditionally permitted in CMX zone.*

Table App-47: Potential Development on Vacant Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed GP	Proposed GP Density (du/ac)	Proposed GP Realistic Capacity (50%) ¹	Conso- lidation Potential	Comments	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
1	011095001000	0.22	CC	Mixed Use Low	45	4	A		Moderate	S/T – P SRO – NP	Y	Y
2	011095002000	0.18	CC	Mixed Use Low	45	4	A		Moderate	S/T – P SRO – NP	Y	Y
3	012183025000	0.19	CC	Mixed Use Low	45	4	F		Moderate	S/T – P SRO – NP	Y	Y
4	012183026000	0.13	CC	Mixed Use Low	45	2	F		Moderate	S/T – P SRO – NP	Y	Y
5	012195059000	0.51	CMX	Mixed Use Low	45	11	C		Lower	S/T – P SRO – C	Y	Y
6	012195005000	0.11	CMX	Mixed Use Low	45	2	C		Lower	S/T – P SRO – C	Y	Y
7	012195004000	0.06	CMX	Mixed Use Low	45	1	C		Lower	S/T – P SRO – C	Y	Y
8	012182006000	0.15	CMX	Mixed Use Low	45	3	D		Moderate	S/T – P SRO – C	Y	Y
9	012182007000	0.08	CMX	Mixed Use Low	45	1	D		Moderate	S/T – P SRO – C	Y	Y
10	012182018000	0.15	RM	Mixed Use Low	45	3	E		Moderate	S/T – P SRO – NP	Y	Y
11	012182017000	0.15	RM	Mixed Use Low	45	3	E		Moderate	S/T – P SRO – NP	Y	Y
12	011335014000	0.13	RS-12	Mixed Use Low	45	2		Parking lot	Moderate	S/T – P SRO – NP	Y	Y
13	011335034000	0.09	RS-12	Mixed Use Low	45	2		Parking lot	Moderate	S/T – P SRO – NP	Y	Y
	Total	2.15				42						
14	011091006000	0.19	RH	Neighborhood General	30	2			Moderate	S/T – P SRO – NP	Y	Y
15	012272012000	0.18	RM	Neighborhood General	30	2	K		Moderate	S/T – P SRO – NP	Y	Y
16	012272028000	0.09	RM	Neighborhood General	30	1	K		Moderate	S/T – P SRO – NP	Y	Y
17	012272004000	0.13	RM	Neighborhood General	30	1	J		Moderate	S/T – P SRO – NP	Y	Y
18	012272003000	0.13	RM	Neighborhood General	30	1	J		Moderate	S/T – P SRO – NP	Y	Y

Table App-47: Potential Development on Vacant Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed GP	Proposed GP Density (du/ac)	Proposed GP Realistic Capacity (50%) ¹	Conso- lidation Potential	Comments	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
19	012351047000	0.11	RM	Neighborhood General	30	1	M		Moderate	S/T – P SRO – NP	Y	Y
20	012351035000	0.07	RM	Neighborhood General	30	1	M		Moderate	S/T – P SRO – NP	Y	Y
21	011364004000	0.18	RS-12	Neighborhood General	30	1			Moderate	S/T – P SRO – NP	Y	Y
	Total	1.08				11						
22	011333044000	0.11	RS-12	Neighborhood Medium	15	1			Moderate	S/T – P SRO – NP	Y	N
	011333043000	0.20	RS-12	Neighborhood Medium	15	1			Moderate	S/T – P SRO – NP	Y	N
23	012194034000	0.20	RS-12	Neighborhood Medium	15	1			Moderate	S/T – P SRO – NP	Y	Y
24	011312002000	0.18	RS-12	Neighborhood Medium	15	1		Playground	Moderate	S/T – P SRO – NP	Y	Y
25	012255009000	0.17	RS-12	Neighborhood Medium	15	1			Moderate	S/T – P SRO – NP	Y	Y
26	012281003000	0.17	RS-12	Neighborhood Medium	15	1		Parking lot	Moderate	S/T – P SRO – NP	Y	Y
27	012805019000	0.16	RS-12	Neighborhood Medium	15	1			Moderate	S/T – P SRO – NP	Y	Y
28	012163003000	0.13	RS-12	Neighborhood Medium	15	1			Moderate	S/T – P SRO – NP	Y	Y
29	012823003000	0.09	RS-12	Neighborhood Medium	15	1			Moderate	S/T – P SRO – NP	Y	Y
30	011326018000	0.09	RS-12	Neighborhood Medium	15	1	I		Moderate	S/T – P SRO – NP	Y	Y
31	011326019000	0.09	RS-12	Neighborhood Medium	15	1	I		Moderate	S/T – P SRO – NP	Y	N
32	012284007000	0.09	RS-12	Neighborhood Medium	15	1			Moderate	S/T – P SRO – NP	Y	Y
34	012164001000	0.09	RS-12	Neighborhood Medium	15	1			Moderate	S/T – P SRO – NP	Y	y

Table App-47: Potential Development on Vacant Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed GP	Proposed GP Density (du/ac)	Proposed GP Realistic Capacity (50%) ¹	Conso- lidation Potential	Comments	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
35	012853025000	0.14	RS-12	Neighborhood Medium	15	1	N	A vacated structure on site identified in the Long Range Property Management Plan (LRPMP) for disposition and appropriate for residential/ mixed use development.	Moderate	S/T – P SRO – NP	Y	N
36	012853026000	0.15	RS-12	Neighborhood Medium	15	1	N	A vacated home on site identified in the Long Range Property Management Plan (LRPMP) for disposition and appropriate for residential/ mixed use development.	Moderate	S/T – P SRO – NP	Y	N
37	011326001000	0.09	RS-8	Neighborhood Medium	15	1	I		Moderate	S/T – P SRO – NP	Y	Y
	Total	2.15				16						
38	012402007000	1.05	RS-8	Neighborhood Low	8	4	L		Above Moderate	S/T – P SRO – NP	Y	y
39	012402009000	0.70	RS-8	Neighborhood Low	8	2	L		Above Moderate	S/T – P SRO – NP	Y	y
40	012402008000	0.52	RS-8	Neighborhood Low	8	2	L		Above Moderate	S/T – P SRO – NP	Y	y
41	012414039000	1.00	RS-8	Neighborhood Low	8	4			Above Moderate	S/T – P SRO – NP	Y	y
42	011081020000	0.36	RS-8	Neighborhood Low	8	1			Above Moderate	S/T – P SRO – NP	Y	N
43	012422078000	0.24	RS-8	Neighborhood Low	8	1			Above Moderate	S/T – P SRO – NP	Y	y
	Total	3.87				14						
44	011544004000	0.22	WBSP-MX	WBSP	60	6	B		Moderate	S/T – P SRO – NP	Y	Y
45	011544003000	0.17	WBSP-MX	WBSP	60	5	B		Moderate	S/T – P SRO – NP	Y	Y

Table App-47: Potential Development on Vacant Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed GP	Proposed GP Density (du/ac)	Proposed GP Realistic Capacity (50%) ¹	Conso- lidation Potential	Comments	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
46	011303005000	0.09	WBSP-MX	WBSP	60	2	G		Moderate	S/T – P SRO – NP	Y	Y
47	011303006000	0.08	WBSP-MX	WBSP	60	2	G		Moderate	S/T – P SRO – NP	Y	Y
48	011303004000	0.09	WBSP-MX	WBSP	60	2	G		Moderate	S/T – P SRO – NP	Y	Y
49	011301007000	0.09	WBSP-MX	WBSP	60	2	V (with under- utilized parcel 01130100 6000)	Identified in the LRPMP to be sold and appropriate as transit-oriented development	Moderate	S/T – P SRO – NP	Y	Y
50	011301023000	0.09	WBSP-MX	WBSP	60	2			Moderate	S/T – P SRO – NP	Y	Y
	Total	0.83				21						

Notes:

1. In estimating potential, fractional unit is rounded down to the nearest whole number, except that a legally created parcel is assumed to allow at least one unit.
2. Housing Element program to amend zoning code to accommodate transitional/supportive housing where housing is permitted. SRO will be conditionally permitted in CMX zone.

Table App-48: Potential Development on Underutilized Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed General Plan	Existing Land Use	Proposed GP Density	Proposed GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
51	011556001000	0.37	WBSP-MX	WBSP	City of Seaside Corporation Yard	60	80	Library Site	The West Broadway Specific Plan, identifies the "Library Site", a group of parcels located along Broadway and Olympia between Hillsdale and Alhambra, as appropriate for a mixed use project. The City of Seaside owns the parcels fronting on Olympia. The remaining parcels are owned by private owners. The Specific Plan contains conceptual site plan for a project to include a public library, retail and 80 units of senior housing. The private owners have expressed interest in selling the parcels for	Lower	S/T – P SRO – NP	Y	Y
52	011556004000	0.27	WBSP-MX	WBSP	City of Seaside Corporation Yard	60				Lower	S/T – P SRO – NP	Y	Y
53	011557001000	0.19	WBSP-MX	WBSP	Small Retail	60				Lower	S/T – P SRO – NP	Y	Y
54	011557002000	0.18	WBSP-MX	WBSP	Small Retail	60				Lower	S/T – P SRO – NP	Y	Y
55	011557006000	0.18	WBSP-MX	WBSP	Small Retail	60				Lower	S/T – P SRO – NP	Y	Y
56	011557003000	0.18	WBSP-MX	WBSP	Small Retail	60				Lower	S/T – P SRO – NP	Y	Y
57	011556003000	0.18	WBSP-MX	WBSP	City of Seaside Corporation Yard	60				Lower	S/T – P SRO – NP	Y	Y
58	011557005000	0.10	WBSP-MX	WBSP	Small Retail	60				Lower	S/T – P SRO – NP	Y	Y
59	011557004000	0.09	WBSP-MX	WBSP	Small Retail	60				Lower	S/T – P SRO – NP	Y	Y

Table App-48: Potential Development on Underutilized Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed General Plan	Existing Land Use	Proposed GP Density	Proposed GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
60	011556005000	0.09	WBSP-MX	WBSP	City of Seaside Corporation Yard	60			development. As of July 2019, three interested developers are preparing development scenarios for the site. One developer is currently in serious discussions with the owners. Development of this site may yield more than the 80 units anticipated in the Specific Plan. 	Lower	S/T – P SRO – NP	Y	Y
61	011306008000	0.22	WBSP-MX	WBSP	Vacant Building/ Parking	60	11	P	The first parcel in this group and those adjacent (marked with P in the "Consolidation Potential" column to the left) contain a single-story vacant building (formerly a supermarket) and its associated parking areas. The parcel is	Lower	S/T – P SRO – NP	Y	Y
62	011306006000	0.17	WBSP-MX	WBSP	Vacant Building/ Parking	60	9	P		Lower	S/T – P SRO – NP	Y	Y
63	011306003000	0.10	WBSP-RH/MX	WBSP	Vacant Building/ Parking	25	1	P		Lower	S/T – P SRO – NP	Y	Y
64	011306004000	0.10	WBSP-RH/MX	WBSP	Vacant Building/	25	2	P		Lower	S/T – P SRO – NP	Y	Y

Table App-48: Potential Development on Underutilized Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed General Plan	Existing Land Use	Proposed GP Density	Proposed GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
					Parking				designated as Mixed-Use (MX), which is intended to accommodate a well-integrated mix of uses, including residential uses. The current use is inconsistent with the Specific Plan designation. With a vacant building, this property offers excellent opportunity for redevelopment. Currently there are serious development talks underway for the site, with two potential developers approaching the owners with proposals. Within the same block across the street, a property owner of a 22,000-square-foot lot is proposing for development at 60 units per acre. Therefore it is reasonable to assume projects in the area would be developed closer to the maximum allowable density. The density for Site P is assumed at 50 units per acre for MX zoning and 20 units per acre				

Table App-48: Potential Development on Underutilized Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed General Plan	Existing Land Use	Proposed GP Density	Proposed GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
									for RH/MX zoning. 				

Table App-48: Potential Development on Underutilized Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed General Plan	Existing Land Use	Proposed GP Density	Proposed GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
65	011301030000	0.17	WBSP-MX	WBSP	Parking Lot	60	5	T	The first parcel in this group is currently occupied by a vehicle storage facility. The parcel is designated as Mixed-Use (MX), which is intended to accommodate a well-integrated mix of uses, including residential uses. The parcel is located adjacent to another underutilized parcel (marked with T in the "Consolidation Potential" column to the left), which makes it more appropriate for redevelopment.	Moderate	S/T – P SRO – NP	Y	N
66	011301029000	0.17	WBSP-MX	WBSP	Parking Lot	60	5	T		Moderate	S/T – P SRO – NP	Y	N

Table App-48: Potential Development on Underutilized Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed General Plan	Existing Land Use	Proposed GP Density	Proposed GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
67	011301006000	0.09	WBSP-MX	WBSP	Auto Repair	60	2	V (with vacant parcel 011301007 000)	This parcel is currently occupied by a small single-story building. This building is a small office, possibly associated with the auto repair business located to the southwest. As noted in the column to the left, this parcel is located directly adjacent to a vacant parcel, which increases its potential for redevelopment. Both this parcel and the vacant parcel are designated as Mixed-Use (MX) in the Specific Plan. As such, it is intended to accommodate a well-integrated mix of high intensity residential, commercial, office and civic uses. The current use is not consistent with the MX designation and represents a marginal use of the land.	Moderate	S/T – P SRO – NP	Y	Y
68	011555010000	0.09	WBSP-MX	WBSP	Vehicle Storage	60	2	Q	The first parcel in this group and adjacent	Moderate	S/T – P SRO – NP	Y	Y

Table App-48: Potential Development on Underutilized Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed General Plan	Existing Land Use	Proposed GP Density	Proposed GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
69	011555009000	0.09	WBSP-MX	WBSP	Vehicle Storage	60	2	Q	parcel (marked as Q in this table) are currently being used for vehicle storage. Vehicle storage is screened by vegetation along Broadway Avenue. There is no improvement on the property, making the property an excellent candidate for redevelopment. The Specific Plan designates these parcels as Mixed-Use (MX). As such, they are intended to accommodate a well-integrated mix of high intensity residential, commercial, office and civic uses. The current use is not consistent with the MX designation and represents a marginal use of the land.	Moderate	S/T – P SRO – NP	Y	Y
70	011555006000	0.09	WBSP-MX	WBSP	Car Wash	60	2	R	The first parcel in this group and the adjacent parcels (marked with R	Moderate	S/T – P SRO – NP	Y	Y
71	011555005000	0.09	WBSP-MX	WBSP	Car Wash	60	2	R		Moderate	S/T – P SRO – NP	Y	Y

Table App-48: Potential Development on Underutilized Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed General Plan	Existing Land Use	Proposed GP Density	Proposed GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
72	011555004000	0.08	WBSP-MX	WBSP	Car Wash	60	2	R	in the "Consolidation Potential" column to the left) are currently occupied by a self-service car wash. This type of uses usually generates limited incomes and does not provide for a significant number of jobs. With the limited improvements on site, this property provides an excellent opportunity for redevelopment given the increased density and height in the Specific Plan area. 	Moderate	S/T – P SRO – NP	Y	Y

Table App-48: Potential Development on Underutilized Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed General Plan	Existing Land Use	Proposed GP Density	Proposed GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
73	011301010000	0.06	WBSP-MX	WBSP	Small Retail	60	1	S (With Vacant Parcel 011301023 000)	The first parcel in this group and the adjacent parcel (marked with S in the "Consolidation Potential" column to the left) are currently occupied by a small restaurant. This parcel is identified in the Specific Plan as being underutilized. Both parcels are designated as Mixed-Use (MX) in the Specific Plan. As such, these parcels are intended to accommodate a well-integrated mix of high intensity residential, commercial, office and civic uses. The current use is not consistent with the MX designation. As noted in the column to the left, this parcel is located directly adjacent to a vacant parcel, which increases its potential for redevelopment.	Moderate	S/T – P SRO – NP	Y	Y
74	011301011000	0.03	WBSP-MX	WBSP	Small Retail	60	0	S (With Vacant Parcel 011301023 000)		Moderate	S/T – P SRO – NP	Y	Y
	Total	3.386					116				S/T – P SRO – NP		

Table App-48: Potential Development on Underutilized Sites under Proposed General Plan (2019)

Site ID	APN	Acres	Existing Zoning	Proposed General Plan	Existing Land Use	Proposed GP Density	Proposed GP Realistic Capacity ¹ (50%)	Conso- lidation Potential	Status	Income Affordability	SRO/ Supportive Housing? ²	Infra- structure/ Dry Utilities?	In Prior Housing Element?
79	012371063000	1.29	CC	Mixed Use High	Parking Lot	60	38	W	This site is zoned Community Commercial (CC). The new General Plan proposes to change the land use designation to Mixed Use High. The site was previously occupied by a single-family home, which has recently been removed.	Lower	S/T – P SRO – NP	Y	N
80	012371062000	1.19	CC	Mixed Use High	Parking Lot	60	35	W	The two parcels are currently used as parking for a medical facility that is sited far back from these parcels. It is entirely feasible that the lots be developed as a parking structure with high density residential uses fronting Fremont. Currently, Fremont Avenue is experiencing increased real estate activities, with neighboring properties recycling to higher and better uses. With the single-family home removed, these parcels are essentially vacant and ripe for development.	Lower	S/T – P SRO – NP	Y	N
Total		2.48					73						

Notes:

1. In estimating potential, fractional unit is rounded down to the nearest whole number, except that a legally created parcel is assumed to allow at least one unit.
2. Housing Element program to amend zoning code to accommodate transitional/supportive housing in a similar manner as other similar housing is permitted. SRO will be conditionally permitted in CMX zone.

2. West Broadway Urban Village Specific Plan

Parcels in the West Broadway Urban Village Specific Plan Area are designated for a range of residential densities. For example, the Mixed-use (MX) designation for parcels in the Specific Plan Area allows between 30 and 60 units per acre within a total FAR of 3.0, including high intensity residential, commercial, office, and civic uses. Residential High and Mixed Use (RH/MX) designation allows residential and mixed use developments using the Residential High development standards at a density of 25 units per acre. The Specific Plan area currently contains about 80 units but envisions close to 500 units at buildout along with approximately 317,000 square feet of nonresidential development, as shown in Table App-49. Vacant and underutilized properties included in the sites inventory for this Housing Element total to a capacity of 172 units.

Table App-49: Development Potential in West Broadway Urban Village Plan								
New Use	Phase I		Phase II		Phase III		Phase IV	
	Sq. Ft.	DU	Sq. Ft.	DU	Sq. Ft.	DU	Sq. Ft.	DU
Mixed-Use Residential	15,100	41	87,600	58	58,000	114	160,700	213
Mixed-Use Office	--	--	116,100	--	--	--	116,100	--
Library/Parking Project ¹	40,000	82	--	--	--	--	40,000	82
Transit Center ²	28,700	--	--	--	--	--	28,700	--
Gateway Hotel Project	50,000	--	--	--	--	--	50,000	--
Multifamily Housing	--	14	--	61	--	124	--	199
Total per Phase	133,800	137	203,700	119	58,000	238	395,500	494

Notes:

1. Square footage of the library/parking mixed-use project includes the library, retail and housing, but does not include the parking structure.

2. Square footage in the transit station project accounts for office above the ground floor.

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

Campus Town Specific Plan

The Campus Town site comprises about two neighboring tracts called the "Surplus II site" south of Gigling Road and the "26 Acres" site south of Lightfighter Drive. The following parcels make up the Specific Plan area:

031-151-013 (Portion)	031-151-040
031-151-018	031-151-041
031-151-024	031-151-042
031-151-029	031-151-043
031-151-031	031-151-044
031-151-032	031-151-054
031-151-036 (Portion)	031-151-055
031-151-037	031-151-056
031-151-038	031-261-003
031-151-039	031-261-004

This planning area consists of 120 acres of vacant and underutilized properties just south of California State University Monterey Bay on the former Fort Ord. Most of the existing buildings were originally a part of the Fort Ord base and will be demolished by FORA. As of July 2019, FORA had removed most of the buildings in the Specific Plan Area that had been identified for demolition, with the exception of eight buildings.

In May 2017, the City issued a Request for Proposal to develop a specific plan for this area, envisioned to provide arts, entertainment, retail, recreation, and housing opportunities to students, faculty, and to the region at-large. [The Campus Town Specific Plan was approved by the City Council in March 2020.](#)

~~Overall, the Draft Campus Town Specific Plan is available for public review as of July 3, 2019, along with the Environmental Impact Report. The Draft~~ Specific Plan provides for a maximum 1,485 housing units ~~(885 single family and 600 multifamily units)~~ to be developed, [including 648 apartments, 228 townhomes, and 609 single-family homes. Campus Town is required to provide 20 percent affordable housing. The developer, KB-Bakewell, opted to provide deeper affordability for 15 percent affordable units. The City Inclusionary Housing Ordinance allows the equivalent inclusionary units at the following ratios: very low income units – 2:1; low income units – 1.5:1; and moderate income units – 1:1. At buildout, the inclusionary housing plan for Campus Town offers 225 affordable units \(15.2 percent – 74 very low, 78 low, and 73 moderate income units\), equivalent to 350 affordable units \(23.6 percent – 148 very low, 129 low, and 73 moderate income units\).](#)

[According to the Specific Plan, construction of Phase 1 \(about 36.5 percent of the plan development area\) could begin in October 2022, within the fifth cycle Housing Element planning period. Phase 1 involves the construction of 243 for-sale units.](#)

[The Affordable Housing Agreement \(AHA\) has three phases, with two of the AHA phases occurring in Phase 1 of the overall project development. KB-Bakewell will construct 21 very low income and 24 low income units off site on a property it owns and will dedicate land on site for a nonprofit to construct other affordable rental units. Overall Phases 1 and 2 of the AFA, occurring within Phase 1 of the Campus Town development will provide 161 affordable units as follows:](#)

- [• Very Low Income: 54 for-rent units](#)
- [• Low Income: 58 for-rent units](#)
- [• Moderate Income: 33 for-rent units and 16 for-sale units](#)

~~The exact breakdown of housing unit types is not yet known, but it will be a mix of single-family detached, single-family attached, and multifamily buildings. Pursuant to the City's inclusionary housing program, 20 percent (297 units) of the 1,485 units in Campus Town would be required to be set aside as affordable housing—at least one third very low income units and one third low income units, with the balance (no more than one third) as moderate income units.~~

~~According to the Specific Plan, construction of Phase 1 (about 36.5 percent of the plan development area) could begin in October 2022, within the fifth cycle Housing Element planning period. As a general estimate based on the ratio of development area, 542 housing units could occur in Phase 1, yielding an inclusionary housing requirement of 108 units (36 very low income units, 36 low income units, and 36 moderate income units). Since much of~~

~~the Urban Block use type is located in Phase 1, a large portion of the Specific Plan's 600 multifamily units could occur within this Housing Element planning period.~~

Figure App-10: Campus Town Specific Plan



Conceptual Phasing Plan - Phase 1



Conceptual Phasing Plan - Phase 2

3. Adequacy of Sites Inventory

State law requires that adequate sites are available to accommodate the City's RHNA for the entire duration of the RHNA planning period (January 1, 2014 through December 31, 2023). This analysis assesses the adequacy of the sites inventory based on the existing General Plan that is in effect at the writing of this Housing Element. Adoption of the proposed General Plan is anticipated to occur in 2019/2020. [Table App-50](#) ~~Table App-50~~ summarizes development potential under the existing General Plan and [Table App-51](#) ~~Table App-51~~ evaluates development potential by the proposed General Plan designations.

Existing General Plan

[Table App-50](#) ~~Table App-50~~ **Error! Reference source not found.** summarizes the City's ability to meet its share of the region's housing need as determined by the Association of Monterey Bay Area Governments (AMBAG), based on the existing General Plan as of the writing of this Housing Element. To facilitate the development of housing for lower income households under the existing General Plan, the City focuses its efforts on sites designated for multifamily residential development at 25 units per acre and mixed-use sites at 25 to 60 units per acre. Vacant and underutilized sites in these areas could potentially accommodate 191 high density multifamily units, based on the City's existing General Plan and a conservative density factor of 50 percent.

Specifically, while most sites are comprised of small parcels given the City's subdivision and development patterns as a beach community, consolidation of smaller parcels can create five sites that are larger than 0.5 acre and designated for a density of at least 25 units per acre under the existing General Plan. These are parcel groups: C – 0.68 acre; P – 0.59 acre; W – 2.48 acres; and Library Site – 1.83 acres; ~~and X – Broadway and Terrace – 2.68 acres (refer to Table App 45 and Table App 46).~~ These sites are considered feasible for facilitating multifamily development for affordable housing for lower income under new State law on adequate sites. These sites could yield ~~157-141~~ lower income units, 42 moderate income units, and ~~33-122~~ above moderate income units at conservative density factor of just 50 percent of the allowable density for the majority of sites. Site P is assumed at a higher density based on the density trend of a current proposal for another site across the street.

Furthermore, the ~~proposed~~ recently approved Campus Town would add an additional capacity for ~~about 542-243 for-sale units-units (including with 108-16 affordable units), and 145 affordable for-rent units as Phase 1 development through the City's inclusionary housing requirement.~~ This inventory of sites exceeds the City's remaining RHNA of ~~157-143~~ lower income units and, ~~two moderate income units, and seven above moderate income units.~~

Table App-50: Site Capacity under Existing General Plan

Existing GP	Number of Parcels	Acres	Existing Density (units/acre)	Potential Density at 50% (units/acre)	Realistic Capacity	Potential Income/ Affordability
Vacant Sites						
WBSP - MX	7	0.83	60	30	21	Moderate
Community Commercial (CC)	4	0.72	25	12.5	7	Moderate
Mixed Use (CMX)	3	0.68	25	12.5	7	Lower
Mixed Use (CMX)	2	0.23	25	12.5	2	Moderate
High Density Residential (RH)	1	0.19	25	12.5	2	Moderate
Medium Density Residential (RM)	8	1.01	15	7.5	8	Moderate
Medium Density SF Residential (RMS)	18	2.46	12	6.0	18	Above Moderate
Low Density SF Residential (RLS)	7	3.96	8	4.0	15	Above Moderate
Total Vacant	50	10.08	---	---	80	
Underutilized						
WBSP - MX	12	2.22	60	30 ²	100	Lower
WBSP - MX	10	0.96	60	30	23	Moderate
WBSP - MX/RH ¹	2	0.20	25	20	4	Lower
Community Commercial (CC)	2	2.48	25	12.5	30	Lower
CMX (Broadway/Terrace)	14	2.68	25	39.0³	105	16-Lower 89-Above Moderate
Total Underutilized	40 <u>26</u>	8.54 <u>5.86</u>	---	---	251 <u>157</u>	
All <u>Citywide</u> Sites	90 <u>76</u>	18.62 <u>15.94</u>	---	---	331 <u>237</u>	157-141 Lower 63 Moderate 122-33 Above Moderate
Campus Town SP (Ph. 1)	---	43.83	---	---	542 <u>388</u>	72-112 Lower 49 <u>36</u> Moderate 227 <u>434</u> Above Moderate

Note:

1. As part of Site P.

~~2.~~ Site P assumed at 50 du/ac for MX and 20 du/ac for RH/MX based on density proposed by another project across the street.

~~3.~~ 2. Actual density of proposed project.

Proposed General Plan

The proposed General Plan Land Use Element offers increased opportunities for higher density residential development. The vacant and underutilized sites inventory could yield a total of ~~408-303~~ additional units, including ~~207-191~~ units at densities of 25 units per acre or above and on sites larger than 0.50 acre. With the adoption of the proposed General Plan, the City continues to have adequate capacity to accommodate its remaining RHNA of ~~166-145~~ units (~~157-143~~ lower income units and, ~~two moderate income units, and seven above moderate income units~~). Furthermore, the recently approved Campus Town would add an additional capacity for 243 for-sale units (including 16 affordable units), and 145 affordable for-rent units as Phase 1 development. ~~Furthermore, the proposed Campus Town would add an additional capacity for about 542 units with 108 affordable units through the City's inclusionary housing requirement.~~

Table App-51: Site Capacity under Proposed General Plan

Proposed GP	Number of Parcels	Acres	GP Proposed Density (units/acre)	Potential Density at 50% (units/acre)	Realistic Capacity	Potential Income Affordability
Vacant Sites						
Mixed Use Low	3	0.68	45	22.5	14	Lower
Mixed Use Low	10	1.47	45	22.5	28	Moderate
Neighborhood General	8	1.08	30	15	10	Moderate
Neighborhood Medium	16	2.15	15	7.5	16	Moderate
Neighborhood Low	6	3.87	8	4	14	Above Moderate
WBSP (MX)	7	0.83	60	30	21	Moderate
Total Vacant	50	10.08		---	103	
Underutilized						
Mixed Use High	2	2.48	60	30	73	Lower
WBSP (MX)	12	2.22	60	30 ²	100	Lower
WBSP (MX)	10	0.96	60	30	23	Moderate
WBSP (RH/MX) ¹	2	0.20	25	20	4	Lower
CMX (Broadway/Terrace)	14	2.68	45	39.0³	105	16 Lower 89 Above Moderate
Total Underutilized	26 40	5.86 8.54	---	---	305 200	
All Citywide Sites	76 90	15.94 8.62	---	---	397 303	207-191 Lower 98 Moderate 103-14 Above Moderate
Campus Town SP (Ph. 1)	---	43.83	---	---	388 542	112 Lower 49 Moderate 227 Above Moderate 72 Lower

						36-Moderate 434-Above Moderate
--	--	--	--	--	--	--------------------------------------

Note:

1. As part of Site P.

~~2.~~ Site P assumed at 50 du/ac for MX and 20 du/ac for RH/MX based on density proposed by another project across the street.

~~3.~~ 2. Actual density of proposed project.

Table App-52: Summary of RHNA Status

	Affordability of Housing				
	Extremely/ Very Low (0-50% AMI)	Low (51%-80%)	Moderate (81%-120%)	Above Moderate (121%+)	Total
Remaining RHNA (from Table App-44)	95	48	2	=	145
Existing General Plan (2004)					
Citywide Sites	141		63	33	237
Campus Town	54	58	49	227	388
Total	253		112	260	625
Proposed General Plan (2019)					
Citywide Sites	191		98	14	303
Campus Town	54	58	49	227	388
Total	303		147	241	691

Source: City of Seaside, March 2020.

4. Availability of Water

Development in the Monterey Bay area has long been constrained by the lack of water and the City of Seaside is among one of the most constrained communities. A cease and desist order from the State Water Resources Control Board prohibits the installation of new water meters until July 2021. Therefore, while the City has rights to a certain amount of water in the next five years, the City does not currently have access to that water.

The City of Seaside is pursuing multiple strategies to make water available for development:

- **Private Water:** Some developers have access to private water for development. For example, the proposed 105-unit project at Broadway and Terrace will utilize private water.
- **Diverting Potable Water used at the Bayonet and Black Horse Golf Course:** The City of Seaside owns the land but leased it out for the golf course. Currently the golf course is watered with potable water. The City is in the midst of a legal battle to take the

potable water from the golf course for human consumption and redirect reclaimed stormwater for the golf course.

- **In-Lieu Storage and Recovery Program:** The City has proposed partnering with MCWD to develop an in-lieu storage and recovery program involving a portion of MCWD's 600 AF per year entitlement to advanced-treated recycled water from the Pure Water Monterey Project. MCWD has plans to increase the use of recycled water to offset potable water demand, up to 453 AFY by 2035 (MCWD 2016). Additional projects to replace potable water with recycled water for golf course uses (see below) is being considered by the City. The increased use of recycled water will offset the increased potable water demand anticipated by future projects.
- **Pure Water Monterey:** The City is participating in the Pure Water Monterey project, which will provide a clean, safe and sustainable source of water for Monterey County. It emphasizes advanced water recycling technology, replenishment of the groundwater supply and protection of the environment. Pure Water Monterey provides both purified potable water for domestic use, as well as a supply for irrigating agricultural areas in the Salinas Valley. This project, once implemented, will have the potential of removing the cease and desist order for Seaside.
- **California American Water Desalination Project:** CalAm Water is pursuing plan to construct a desalination plan that would provide water for the region.

5. Availability of Infrastructure

The sites identified in this Housing Element are located within Seaside Proper or approved specific plan areas. Infrastructure is either existing or will be provided concurrently to serve the development potential anticipated.

5.6. Future Residential Development Potential

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

Seaside East Future Growth Area

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

Financial Resources

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

1. Community Development Block Grant (CDBG) Funds

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

2. Inclusionary Housing In-Lieu Fund

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

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

3. Public Financing

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

Partnership Resources

Described below are public and non-profit agencies that can serve as resources in the implementation of housing activities in Seaside. These agencies play an important role in meeting the housing needs of the City. In particular, they are critical in the production of affordable housing and the preservation of at-risk housing units in Seaside. There are additional nonprofit agencies that are developing a local track record; these agencies may also assist in this area during the life of this Housing Element.

Housing Authority of the County of Monterey (HACM)

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

Community Housing Improvement Systems and Planning Association (CHISPA)

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

Mid-Peninsula Housing

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

Interim, Inc.

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

Habitat for Humanity

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

Alliance on Aging of Monterey County

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

same time, the program makes available affordable housing opportunities for companion seniors.

Monterey Bay Economic Partnership

Monterey Bay Economic Partnership (MBEP) is a regional nonprofit, membership organization consisting of public, private and civic entities located throughout the counties of Monterey, San Benito and Santa Cruz. Founded in 2015, its mission is to improve the economic health and quality of life in the region.

In 2016, MBEP launched its housing initiative to support an increase in the supply of all housing at all income levels in the Monterey Bay region. The initiative starts with a broad, regional coalition of individuals and organizations to advocate for the construction of all types of housing through our MBEP Action Center. To encourage development, MBEP joined forces with Housing Trust Silicon Valley to create the Monterey Bay Housing Trust: a local housing trust fund that provides a new loan pool to bring affordable housing projects throughout the region. In the Trust Fund's first year, MBEP raised \$12 million and funded three projects.

TerraCorp and Terrex Companies

TerraCorp Financial Inc. is a real estate services company located in Lafayette, California. In concert with its sister company Terrex Development Corporation, TerraCorp Financial provides full-service real estate development and management of multifamily and commercial properties in Northern California including affordable housing. In August 2019, the Seaside City Council provided an \$800,000 bridge loan for TerraCorp/Terrex with an understanding that they are pursuing LIHTC and providing \$20 million in improvements to Del Monte Manor, the City's largest affordable housing project. Improvements are expected to begin in 2020.

Section 5. Evaluation of Adopted Housing Element

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

The effectiveness of the adopted Housing Element in the attainment of the State housing goal;

An analysis of the significant differences between the adopted goals and the actual accomplishments; and

A description of how the goals, objectives, policies and programs of the 2015-2023 Housing Element incorporate lessons learned from the results of the 2009-2014 Housing Element adopted in 2011.

Accomplishments of Adopted Housing Element

This section presents a comparison of the five-year objectives established for each housing program adopted under the 2009-2014 Housing Element with the actual accomplishments from 2009 to the present. Table App-52 summarizes the City's accomplishments in the areas of:

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

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

Table App-52: Summary of Program Accomplishments

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

Table App-52: Summary of Program Accomplishments

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

Table App-52: Summary of Program Accomplishments

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

Table App-52: Summary of Program Accomplishments

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

Table App-52: Summary of Program Accomplishments		
Program	Housing Element Goals and Objectives	Accomplishments/Continued Appropriateness
Goal: Use public-private partnerships and collaborative efforts to ensure that all segments of the community have access to safe and decent housing that meets their special needs.		
9. First-Time Homebuyer Downpayment Assistance: This program provides financial assistance to moderate, low, and very low income first-time homebuyers at three percent simple APR.	• Modify program in 2010. • Issue six loans a year. • Advertise the program in English and Spanish on the City's website, at the library, and at the public counter. • Advertise through local media. • Enhance application displays at City Hall. • Distribute application packages through local lenders.	Accomplishments: The City's housing programs became inactive after the loss of staff and redevelopment funding. The goals associated with those activities were not met and these programs have proven challenging to implement on a small scale with limited staffing. Continued Appropriateness: A new program that focuses on connecting households with available State and federal resources is included in the 2015-2023 Housing Element.
10. City Personnel Home Purchase Incentive Loan Program: This program provides low interest loans to City of Seaside employees to assist them in obtaining housing in Seaside to help attract and retain quality City employees.	• Continue to offer program and promote program as part of the City's recruitment information.	Accomplishments: See accomplishments for Program 9. Continued Appropriateness: A new program that focuses on connecting households with available State and federal resources is included in the 2015-2023 Housing Element.
11. Foreclosure Crisis Response: The City will establish a Foreclosure Crisis Response program. Under this program, the City will, in coordination with Monterey County, require notice by lenders of units being foreclosed on. Residents will be provided with foreclosure counseling and acquisition of foreclosed units will be a last resort. Units acquired through foreclosure will be provided through the	• Establish program in 2010. • Advertise the program in English and Spanish on the City's website, at the library, and at the public counter. • Mail out brochures to target areas. • Advertise through local media. • Distribute brochures to local lenders.	Accomplishments: In March 2011, the City adopted an ordinance (No. 996) that establishes an abandoned residential property registration program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties. The program requires mortgage lenders to inspect defaulted properties to confirm occupancy. If a property is found to be vacant, the ordinance requires that the lender exercise the abandonment clause within their mortgage contract, register the property with the City and immediately

Table App-52: Summary of Program Accomplishments

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

Table App-52: Summary of Program Accomplishments

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

Table App-52: Summary of Program Accomplishments		
Program	Housing Element Goals and Objectives	Accomplishments/Continued Appropriateness
15. Affordable Attached Single-Family Unit: The City will amend the Zoning Ordinance to provide consistent treatment for market-rate and affordable attached single-family homes.	Amend Zoning Ordinance within one year of Housing Element adoption.	Accomplishments: The City has not amended the ordinance to address this discrepancy in its Zoning Ordinance. This revision will be incorporated as part of the comprehensive update to the Zoning Ordinance to implement the new General Plan. Continued Appropriateness: This program continues to be appropriate and is included in the 2015-2023 Housing Element.
16. Inclusionary Housing Program: The City will review development applications on a case-by-case basis to assess the obligations under the City's Inclusionary Housing Program and determine the necessary incentives and/or concessions required to enhance project feasibility.	Review development applications on a case-by-case basis to determine incentives and/or concessions needed to enhance project feasibility.	Accomplishments: The City continues to implement its Inclusionary Housing Program and reviews development applications on a case-by-case basis to determine incentives and/or concessions needed to enhance project feasibility. However, as discussed under Program 15, little housing construction occurred since 2010 due to water meter moratorium and rebounding housing market. Limitations on infill development also presents some difficulty with assembling small parcels into a single lot. Continued Appropriateness: This program continues to be appropriate and is included in the 2015-2023 Housing Element.
17. Adequate Water Supply for the Development of New Housing: There is currently a lack of adequate water on the Monterey Peninsula for new development to occur. Remaining water allocation	Prioritize projects with affordable housing (especially extremely low income units) for funding and water allocation. Support efforts by the MPWMD to expand the water supply. Continue to work to have the MPWMD	Accomplishments: The City acknowledges the fact that limited water supply is a constraint to the provision of housing and requires new and redevelopment projects to install and to utilize water conservation measures per Section 13.18.010 of the Seaside Municipal Code. This includes installation/retrofitting of low water-

Table App-52: Summary of Program Accomplishments

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

Table App-52: Summary of Program Accomplishments

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

Section 65: Community Engagement

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

Stakeholder Interviews

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

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

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

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

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

Community Open Houses

Housing was included as a topic in the Community Open House conducted on February 27, 2017 at the Oldemeyer Center. The workshop was organized in an open house format with eleven interactive workshop stations. The activities allowed participants to provide feedback on the General Plan Vision and Designations for neighborhoods within the City, prioritize housing issues and programs, review preliminary park and open space concepts, and prioritize potential park programs.

Mailing List

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

seaside 2040

your city. your future.

Your voice matters / Su voz importa

The City of Seaside is hosting an Open House to discuss the location and character of future development & transportation in Seaside. Come meet your neighbors and share your thoughts about Seaside!

La ciudad de Seaside está organizando una "Casa Abierta" para conversar sobre la ubicación y el carácter del transporte y el desarrollo futuro de Seaside. ¡Ven conoce a tus vecinos y comparte tus ideas sobre tu ciudad!

Open House

FEBRUARY
27

6:00 PM to 8:00 PM
Oldemeyer Center,
Laguna Grande Room
986 Hilby Ave.
Seaside, CA 93955

Light refreshments
and childcare will
be provided.

Casa Abierta

FEBRERO
27

6:00 PM a 8:00 PM
Centro Oldemeyer,
Salon Laguna Grande
986 Hilby Ave.
Seaside, CA 93955

Habrá aperitivos,
cuidado de niños y
traducción en español.

Oldemeyer to Pachetti Park
Starts at 5:45

Hot Rods, Cool Nights
Cars on Display


SWAG
Seaside Walking Action Group



Join our mailing list / únete a nuestra lista de correo

www.seaside2040.com



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Pastor Jason Yarbrough Monterey Bay Christian Center 1184 Hilby Ave Seaside, CA 93955	New Hope Baptist Church P.O. Box 834 Seaside, CA 93955	Seaside Community Church P.O. Box 733 Seaside, CA 93955
Seaside First Baptist Church 1949 Waring St Seaside, CA 93955	Pastor Frederick Anderson Seventh Day Adventist Church 1600 Broadway Ave. Seaside, CA 93955	St. Seraphim's Russian Orthodox Canyon Del Rey Bl & Frances Ave Seaside, CA 93955
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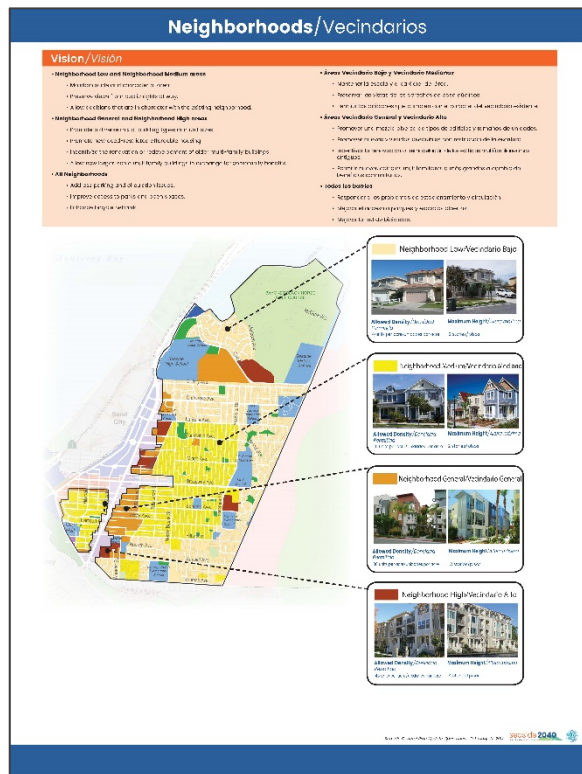
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~~General Plan Vision and Designations~~



~~Residential Neighborhoods~~

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

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

~~Participants identified the following ideas for additional consideration:~~

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

- ~~Mixed use: low height rather than taller, less attractive~~
- ~~Some distinguishing structure at City Center (rebuild Del Rey Theatre, for example, with art deco neon)~~
- ~~Make sure there are accommodations for parents with small children — playgrounds and childcare centers or family child care home accommodation~~

Housing Issues and Program Preferences

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

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

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

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

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

<i>With limited funding, what are the most critical housing programs or services to fund?</i>	<i>Tally</i>
Homebuyer Assistance	5 (1)
Financial Literacy and Homebuyer Education	1
Renter Assistance	4 (2)
Financial Assistance to homeowners to help with repairs and home improvements, energy efficiency improvements	12 (1)
Financial assistance to landlords to help with repairs and improvements in exchange for affordable units	7 (2)
Increased code enforcement and assistance for code correction	16 (1)
Fair housing and tenant/landlord services	2
Other ideas: • Homeless Shelter • Communicating the assistance and benefit programs that exist • Renters often have more incentives for energy improvements, etc. than landlords (help encourage that) • Energy saving incentives within City • Code enforcement for: ○ Parking — our roads are too crowded ○ Remove blight/trash/non-working vehicles ○ Codes for trailers/RVs/boats ○ Airbnb and Rental of rooms in home	

This Midterm Review of the 2015-2023 Housing Element Update was prepared in coordination with the comprehensive update to the General Plan. As the 2015-2023 Housing Element was adopted in December 2019, and due to novel coronavirus disease concerns, community outreach was and continues to be conducted to maximize opportunities for all residents and stakeholder to participate in the process of developing a long-term vision for Seaside, while

prioritizing public health and safety. The engagement activities provide different opportunities for participation and are offered in both English and Spanish. The specific activities that pertain to the Housing Element Update are described below:

~~General Plan Task Force~~Stakeholder

Interviews

In March 2020, Seaside staff conducted six email and phone stakeholder interviews with Seaside residential leaders about their views of housing characteristics, key issues and opportunities, vision for the future and community engagement opportunities. The responses are summarized below:

- **Housing affordability and housing age.** While homes are perceived to be more affordable in Seaside than the rest of the peninsula, homeownership remains out of reach for many residents. The age of housing presents a cost-burden to people, especially those on fixed-income, when maintaining the home.
- **Housing and neighborhood conditions.** Code enforcement is viewed as having limited staff and funding to properly maintain the quality of all neighborhoods.
- **Overcrowding.** Homes often have multiple families living together in one home.
- **Water availability.** Water availability and the ability to set a meter often limits the development of vacant parcels.
- **Housing for all.** Seaside is viewed as having housing opportunities at various price points for all income levels; there just is not sufficient quantity of housing.
- **Workforce housing.** Housing for people of modest incomes, like teachers, are often unable to secure housing, without spending a high percentage of their income. There is growing awareness of this problem, and institutions like the Monterey Peninsula Unified School District [MPUSD] are looking at providing teacher housing to address this issue.
- **Momentum.** Seaside residents, especially the long-term ones, view Seaside as finally on the verge of opportunity with Campus Town and Ascent having been recently approved. There is a local advocacy movement to put Seaside first, with housing a priority, and this community advocacy has already proven effective.

-Seaside Chats...

The City of Seaside hosts a recurring community conversation event called Seaside Chats... which covers a variety of topics. In advance of the Housing Element Update, staff conducted two Seaside Chats: Electrification and Housing. The format of a Chat is to begin with a brief introduction and offer the latest information about the topic, followed by a free-form discussion. Even the seating arrangements are carefully considered, to emphasize the equality of participants.

Seaside Chats... Electrification was held on February 25, 2020. This conversation featured three speakers: Dan Bertoldi with Monterey Bay Community Power, Rob Nicely with Carmel

Building and Design, and Matt Hough with Sierra Club. Electrification was a topic per the request of a council member. Introduction of the topic took longer, as many were less familiar with electrification. Community questions included:

- What happens when PG&E does a shutdown? [Monterey Bay Community Power has a generator program they are announcing, and passive energy may reduce the need for some power.]
- What about people who like to cook using gas? [Gas, when used with improper exhaust, increases indoor air pollution to dangerous levels, also induction burners can be used.]
- Are there incentives to do this? [There are various incentives for homeowners and businesses, as well as incentives for cities to adopt reach codes.]
- If Seaside considered reach codes, what might help that happen? [Partnerships and outreach in advance are essential, with Sierra Club offering to assist.]

Seaside Chats... Housing was held on March 12, 2020. This conversation covered water availability, code enforcement, increasing density in existing neighborhoods, affordable housing, and ADUs. The discussion included State efforts, like SB-330 and SB-902, among others. Community questions included:

- What is being done about Veteran housing? [An allocation of CDBG funds are directed to VTC which supports veteran housing.]
- Does Seaside have its own ADU code? [No, the City follows State regulations, and is considering adopting its own ADU code.]
- How big can an ADU be? [ADU and JADU sizes were discussed.]
- What about parking for the ADU? [State regulations do not allow consideration of parking.]
- Where will jobs be located? [The new zoning code will define employment zones and Seaside East is anticipated to create a new, small employment area.]
- How can we find out what the City is doing about development? [A development dashboard will inform people of both commercial and residential development status in the city.]

Planning Commission

The City of Seaside Planning Commission met on March 11, 2020 to discuss topics included in the Housing Element Update. The Planning Commission discussion included:

- Affordable housing
- Procuring water for housing development
- Parking concerns
- Jobs / housing balance
- Seaside East development
- MPUSD and workforce housing

The Planning Commission is aware of recently approved affordable housing that will be part of Campus Town and Ascent. The Planning Commission had more sophisticated questions

related to housing at a variety of price points, the housing/jobs balance, water concerns, and several questions about the potential of Seaside East.

The Planning Commission is invited to a special design charrette for Seaside East taking place late in April 2020. Duany Plater-Zyberk (DPZ) is a consulting firm, well known for their work on Seaside, Florida and DPZ is scheduled to come to Seaside to conduct a week-long design charrette that will include a wide variety of stakeholders crafting a plan for the use of 600 acres of land that abuts the Fort Ord National Monument and overlooks the beauty of Monterey Bay. The former Army base land will be used for parks, open space, residential, a civic campus and employment.

Internet Survey

An internet survey was created in both English and Spanish for the 2020 Housing Element Update. The City of Seaside will continue to solicit survey responses until March 25, 2020 to allow the maximum opportunity for participation. The City will mass email the survey links to over 800 people to encourage participation. The survey links are available on the City's website and via social media. There is awareness, however, of subordinating the survey message to all of the City's coronavirus messaging.

A fun marketing campaign to generate participation will include offering prizes for survey participants. This will be conducted via Facebook and Twitter, with the intent of reaching people who are self-isolating and may be more likely to participate in a short survey.

The survey was designed as a coordinated effort between the City of Seaside and Rincon Consultants and covers topics such as: affordable housing, water availability, ADUs, increasing density in existing neighborhoods, workforce housing, and the use of technology to speed up the development process.

The survey results indicate: affordable housing remains a concern, code enforcement could be improved, and identifying additional water acquisition to support housing development is popular. These are preliminary findings and the final survey results will be included in the version of this document sent to Council for adoption, due to time constraints.

Community Engagement during Coronavirus

While the outreach for the 2020 Housing Element Update is different from the usual methods, a good faith effort has been made to reach as many facets of the community as possible. The City of Seaside prioritizes public health and safety, so alternatives had to be found. While the number of people engaged may have been less than prior efforts, the feedback has been outstanding: the proposed budget for code enforcement should be considered for an increase to respond to concerns; a development dashboard, which can both inform the community and be part of economic development marketing, will be considered for the city website; reach codes for electrification may be discussed by Council; people are excited about the ADU technology and plan submittal software to be funded via SB-2. These items improve the quality of neighborhoods, the speed of development, and also the marketing of the City.

City staff took extra precautions when conducting community engagement for the 2020 Housing Element Update. Health and safety were emphasized during events due to COVID-19.



Amount of workforce housing enforcement



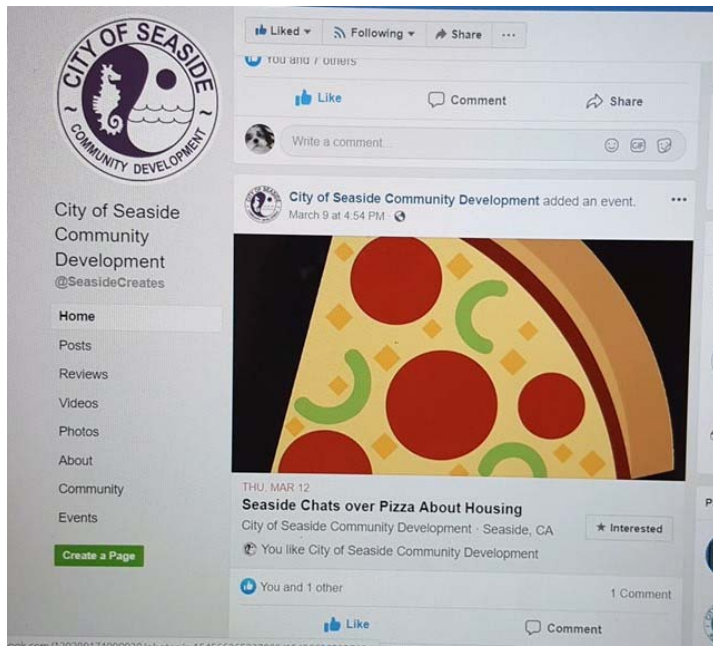
Current level of code



Technology to speed up development process



Increase sources of water



Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency _____

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.B.

TO: Planning Commission

BY: Rick Medina, Senior Planner

DATE: April 1, 2020

SUBJECT: USE PERMIT APPLICATION NO. UP-20-02 AND SEASIDE MUNICIPAL CODE AMENDMENT SMA-20-01: AUG, LLC., PROPERTY OWNER, AND. BARGHAUSEN CONSULTING ENGINEERS, INC., APPLICANT, ARE REQUESTING A USE PERMIT AND A TEXT AMENDMENT TO CHAPTER 17 OF THE SEASIDE MUNICIPAL CODE TO ALLOW FOR THE CONSTRUCTION OF A 24-PUMP GASOLINE FUELING STATION ON A 0.98-ACRE SITE. THE TEXT AMENDMENT WOULD CONSIST OF ADDING A GASOLINE-FUELING STATION AS A USE PERMIT UNDER SECTION 17.14.030.B – TABLE 2-4 (ALLOWED LAND USES AND PERMITTED USES) IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE USE PERMIT FOR THE PROJECT WOULD CONSIST OF CONVERTING AN EXISTING AUTO DEALERSHIP PARKING LOT CURRENTLY BEING USED AS A PARKING LOT FOR A NEW CAR DEALERSHIP INTO THE PROPOSED COSTCO WHOLESALE GASOLINE-FUELING STATION. THE PROJECT SITE IS LOCATED AT THE NORTHEASTERN CORNER OF DEL MONTE BOULEVARD AND AUTOCENTER PARKWAY, GENERALLY LOCATED AS PART OF THE CYPRESS COAST FORD NEW CAR DEALERSHIP LOCATED AT 4 GEARY PLAZA (APN# 011-523-018) IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES 15072, A MITIGATED NEGATIVE DECLARATION HAS BEEN PREPARED FOR THE PROJECT AND TEXT AMENDMENT.

PURPOSE & RECOMMENDATION

1. Adopt a draft Resolution provided as Attachment 1 recommending that the City Council adopt a Mitigated Negative Declaration for proposed text amendments

and use permit.

2. Adopt a draft Resolution provided as Attachment 2 recommending that the City Council approve Text Amendments Application SMA-20-01, and
3. Adopt a draft Resolution provided as Attachment 3 recommending that the City Council approve Use Permit Application UP-20-01 for the construction of a 24-pump service station in the Automotive Regional Commercial Zoning District.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The proposed project site is a single parcel totaling 0.98-acres (Assessor's Parcel Number 011-523-018) and is developed with an off-street asphalt-parking void of any buildings. The parking lot is in use by Cypress Coast Ford located at 4 Geary Plaza as an automotive display lot. The service station would be operated by Costco Wholesale and would be a membership service station at which gasoline products would only be available for purchase by active Costco members. The project plans are listed as Exhibit A to Attachment 3. The project site is located 400 ft. east of the existing Costco Warehouse, which is located within the Sand Dollar Shopping center across Del Monte Boulevard at 801 Tioga Avenue in Sand City.

The project site is bordered by development on all sides; specifically, automotive commercial retail and vehicle repair uses to the north, the Auto Center to the east and south, and automotive commercial retail and vehicle repair uses to the west on Del Monte Boulevard. Regional access to the site is available via State Route 1 (SR 1), Del Monte Boulevard, and Fremont Boulevard.

The project site has a General Plan land use designation of Regional Commercial (CRG) and is located in the Automobile Regional Commercial (CA) zoning district. The project site is located within the Seaside Auto Center and was previously developed with the Wester Dodge new car dealership that was demolished in 2005 as part of renovations to the Auto Center to make way for the connection of the interior roadway (Auto Center Parkway) with Del Monte Boulevard. The project site is the remainder of the former Wester Dodge new car dealership parcel that was not used for the new roadway. A Location map listed as Attachment 4. Site photos listed as Attachment 5.

PROJECT DESCRIPTION

Text Amendment

The proposed project would include approval of four text amendments to Chapter 17 of the Seaside Municipal Code.

1. Section 17.14.030.B – Table 2-4 (Allowed Land Uses and Permit Requirements for Commercial Zones) will be amended to add a "Service Station" as an allowed use if it obtains approval of a use permit in the Automotive Regional Commercial (CA)

Zone.

2. The first sentence of Section 17.52.250.C.2 will be amended as shown with bold and underline language as follows: **Separation between stations:** A service station shall not be closer than 500 feet to another service station except when both are at the same intersection or **separated by a four lane arterial street.**
3. Amend Section 17.52.250.G.3 with the following bold and underline language as follows: **Vehicle Parking:** Vehicles shall not be parked on sidewalks, parkways, driveways, or alleys, and shall not be parked on the premises for the purpose of sale. **Off-street parking for a service station with no on-site cashier, on-site convenience store/vending machines, or on-site vehicle service repair shall be determined by Use Permit approval.**
4. Add Section 17.52.250.G.4 with the following bold and underline language as follows: **Public Restrooms: A public restroom shall not be required if no on-site cashier, on-site convenience store/vending machines, or on-site vehicle service repair is provided.**

Use Permit

The proposed project consists of the construction of a new Costco service station comprising 12 pumps with 24 fueling dispensers, four new underground storage tanks (USTs), three remote fill ports, a 125 sq. ft. controller enclosure, and associated site improvements (See Attachment 3, Exhibit A for Project Plans). Costco is proposing to operate the new gasoline station from 5:30 a.m. to 10:00 p.m. daily. The station will be available for Costco Warehouse members only and will require a Costco membership to access fuel pumps. The station will be periodically manned by at least one Costco employee who will oversee day-to-day operations. No other automotive or retail sales will be available at the station.

The dispensing of gasoline will take place under a 6,768 sq. ft. fueling canopy that would cover three fueling bays with four multi-product dispensers (gasoline pumps) each. Each gasoline pump could fuel two cars at once. The service station will have six stacking lanes to allow for a maximum of 24 vehicles at the pumps. The access drive from Auto Center Parkway and two travel lanes providing queuing for the dispenser area of the fueling station will provide stacking for 32 vehicles behind those fueling, thus permitting a maximum of 56 vehicles possible at one time. The service station would also be equipped with a red-light/green-light system to indicate which pump was open and available to the next customer in line along with Costco Pay (a key-fob pay system), which improves queuing efficiency and helps shorten lines to waiting customers. There are no cash transactions. Entry and exit for fuel deliveries will occur either from the Fremont Boulevard entry or from the Del Monte Boulevard entry into the Auto Center. A right-turn only driveway will be located at the northwest corner to provide an escape route for customers onto Del Monte Boulevard and the exit route for delivery fuel trucks.

The four USTs will be at the northwestern portion of the fueling station. This would include two 40,000-gallon regular unleaded USTs, one 40,000-gallon premium unleaded

UST, and one 1,500-gallon additive UST. The USTs would consist of double-walled fiberglass fuel-storage tanks with leak detection sensors and certified to meet the federal UST leak detection standards of 95 percent probability of detection and five percent probability of false alarm. California State Water Resources Control Board (SWRCB) also certifies the system. The UST monitoring system incorporates automatic shutoffs. In the event gasoline is detected in the sump at the fuel dispenser, the dispenser shuts down automatically and an alarm is sounded. Further, each fuel dispenser includes several safety devices. Specifically, each dispenser sump is equipped with an automatic shutoff valve to protect against vehicle impact. In addition, each fuel hose includes a breakaway device that will stop the flow of fuel at both ends of the hose in the event of an accidental drive-off. Each dispenser is equipped with an internal fire extinguisher. Lastly, all dispensers include leak detection sensors connected to the alarm console inside the controller enclosure.

Additional project improvements include a controller enclosure, transformer, Healy Clean Air Separator, landscaping, and security lighting. The underground tank and piping controls will be contained in a 125 sq. ft. prefabricated controller enclosure. The enclosure will be painted beige and would be located on the southeast corner of the parcel, south of the gasoline pumps. Emergency shut-off switches are installed next to the controller enclosure and in locations near the dispensers, as dictated by the fire code. Light emitting diode (LED) lights would be recessed into the overhead canopy and would provide lighting during operating hours and a lower level of security lighting after hours.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) Guidelines 15072, a Mitigated Negative Declaration (MND) has been prepared for the proposed project and the text amendment to Chapter 17.14.B of the Seaside Municipal Code. A Notice of Intent to adopt a MND for the project was circulated for a 20-day public comment period on February 4, 2020, which ended on February 24, 2020. A Final IS/MND was prepared and consists of an introduction, public comment letters received during the 20-day public review period, responses to comments, and revisions to the Draft IS/MND, if deemed applicable. The Final IS/MND and appendices can be accessed from the following web link: <http://www.ci.seaside.ca.us/703/Proposed-Costco-Gas-Station>.

Pursuant to CEQA Guidelines 15074, a Mitigation Monitoring and Reporting Program was prepared and is provided as Attachment 6. The potentially significant environmental issues and Mitigation Measures to reduce the identified impacts to less than significant in the MND are as follows:

Cultural Resources: The construction of the proposed project would occur within the existing developed and paved areas of the site. Any archaeological resources would likely have been unearthed at the time of original disturbance to the site. Further, the City's General Plan does not identify any archaeologically significant sites within the

vicinity of the proposed project site. No known archaeological resources or human remains have been documented at the proposed project site. However, no subsurface testing for buried archaeological resources was completed, and, therefore, there is the possibility of inadvertently uncovering such resources or human remains during construction. The potential inadvertent discovery of archaeological resources and/or human remains and potential inadvertent damage or disturbance during construction would be considered a significant impact. This impact can be mitigated to a less-than-significant level with the implementation of **Mitigation Measure CR-1 and CR-2**.

Noise: Project construction will have temporary noise impacts because exterior ambient noise levels typically decrease during the late evening and nighttime hours as community activities (e.g., vehicle traffic) decrease. Construction activities performed during these more noise-sensitive periods of the day could result in substantial increases in ambient noise levels, which may result in increased levels of annoyance and potential sleep disruption for occupants of nearby residential dwellings and the Magic Carpet Lodge. For these reasons, this impact would be considered potentially significant and can be reduced to a less-than-significant level with the incorporation of **Mitigation Measure NOISE-1**.

Traffic/Circulation: The project would contribute additional traffic to the deficient freeway segment of SR 1 between the Canyon del Rey Boulevard Interchange and the Fremont Boulevard interchange, creating a potentially significant impact. This impact can be mitigated to a less than significant level with the implementation of **Mitigation Measure TRAFFIC-1. A Traffic Impact Analysis (TIA) was prepared for the proposed project by Kittelson & Associates, Inc. (August 2019, Appendix E IS/MND)**.

STAFF ANALYSIS/FINDINGS

In accordance with Section 17.60.030.A of the SMC, an applicant filing for a development project that requires more than one application shall file all related applications concurrently. Additionally, based on the requested Text Amendments to the SMC, the Planning Commission's role in the review process will be to provide a recommendation to the City Council who are responsible for the review and approval of legislative actions.

Text Amendment

The project site is located within the Automotive Regional Commercial (CA) Zoning District which currently does not include the "Service Station" land use designation. The purpose of the CA district is to support automotive retail sales and ancillary automotive services. The following is an analysis of the requested Text Amendments and how the proposed service station will be consistent with the City's development standards and the Seaside General Plan:

- Section 17.14.030.B – Table 2-4 (Allowed Land Uses and Permit Requirements

for Commercial Zones) will be amended to add a "Service Station" as an allowed use if it obtains approval of a use permit in the Automotive Regional Commercial (CA) Zone.

- A "Service Station" would be consistent with the General Plan Regional Commercial Land Use designation and CA zoning district in that a service station within the CA Zone will serve to facilitate regional commercial use on an arterial roadway. Additionally, there are limited underutilized sites within auto center to support additional service stations.
- The first sentence of Section 17.52.250.C.2 will be amended as shown with bold and underline language as follows: **Separation between stations:** A service station shall not be closer than 500 feet to another service station except when both are at the same intersection or **separated by a four lane arterial street.**
- The current standard for separation of gas stations was adopted as part of the City's comprehensive Zoning Code Update in 2006. City staff finds that the separation was established to prevent conflicts between stations within close proximity on the same street frontage (e.g. Appearance Vehicle Circulation). City staff finds that the placement of an updated, modern service station separated from another service station by an arterial roadway would not result in either incompatible appearance or vehicle circulation pattern.
- Amend Section 17.52.250.G.3 with the following bold and underline language as follows: **Vehicle Parking:** Vehicles shall not be parked on sidewalks, parkways, driveways, or alleys, and shall not be parked on the premises for the purpose of sale. **Off-street parking for a service station with no on-site cashier, on-site convenience store/vending machines, or on-site vehicle service repair shall be determined by Use Permit approval.**
- The current standard was adopted as part of the City's comprehensive Zoning Code Update in 2006. City staff finds that off-street parking for a card lock, membership service stations which operate without an on-site cashier, on-site convenience store or on-site service repair should be based on the size, driveway/street access, and on-site queuing as a use permit approval.
- Add Section 17.52.250.G.4 with the following bold and underline language as follows: **Public Restrooms: A public restroom shall not be required if no on-site cashier, on-site convenience store/vending machines, or on-site vehicle service repair is provided.**
- The current standard for restrooms was adopted as part of the City's comprehensive Zoning Code Update in 2006. City staff finds that the current design for gasoline fueling has evolved to include a card-lock, membership facility which does not have an on-site cashier, convenience store or service garage. Lacking these amenities, a public restroom would not be required.

Use Permit

An application for a Service Station shall be filed through the Use Permit process, and considered by the Planning Commission to determine whether the findings below can be made concerning the proposed project. The findings below assume that the Zoning

Ordinance amendments are adopted and thus allow a Service Station as a conditional use:

1. **The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.**

Zoning Ordinance Conformance

Evidence: This project is located within the Automotive Regional Commercial (CA) Zoning District. The purpose of this district is to support automotive retail sales and ancillary automotive services. The proposed fueling station, as conditioned, and text amendments to include service stations as a use permit in the CA zoning district, would not be detrimental to surrounding properties and the general health, safety and welfare of the community in that:

- *The scope of operations for the proposed fueling station would be compatible and provide support services for automotive related retail sales in the area.*
 - *The project site is located within an urban area of Seaside on a 0.76 acre portion of an existing auto dealership where existing infrastructure and support services (e.g. roadways, access drives, utilities) are already in place.*
 - *The uses surrounding the project site include the adjacent Seaside Auto Center, automotive repair services and a motel that will be separated from the project site via defined boundaries and four lane arterial roadways so that vehicle circulation, noise, and visual impacts will be mitigated.*
 - *The project site is zoned CA and has a General Plan designation of CRG which provides opportunities for a mixture of both automotive retail and automotive service uses. The project site will be connected to an existing roadway within the auto center and adjacent to Del Monte Boulevard which will facilitate on-site circulation and traffic movements so as to not create any excessive delays and provide access to the site for both local and visitor-serving traffic.*
 - *The proposed project is consistent with the design and circulation pattern of the Seaside Auto Center and the required use permit will ensure that the proposed service station use is consistent with the City's development policies (e.g. Design, On-site vehicle circulation, Noise, Lighting, and compatible with the surrounding land uses) to protect the health, safety, and general welfare of the community.*
2. **The proposed use is consistent with the General Plan and any applicable specific plan.**

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Regional Commercial (CRG). Regional Commercial uses are defined as large-scale commercial development with retail or service uses to serve a regional market.

The proposed project is consistent with the following General Plan Goals and Policies.

Land Use Element

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

Policy LU-1.3: Encourage regional commercial and visitor serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Evidence: The proposed project and text amendment would provide complementary and compatible infill development within an existing regional commercial auto center. The project site is located within an urbanized area of the City and is surrounded by urban uses, including auto dealerships, motels, and restaurants. The proposed fueling station is located on a major arterial roadway and near other roadways to sufficiently meet the needs of local residents and visitors.

Evidence: The project site is located in an existing auto mall with commercial zoning. The proposed fueling station would be consistent with and support the existing General Plan land use category in that it would not displace any existing car sales or automotive repair services in the City. The car display lot on the project site has been deemed as being unnecessary for Cypress Coast Ford based on its distance from the showroom.. The proposed project would diversify the retail sales in the city and would increase City sales tax revenues that can be used to fund future City services and attract visitors to the Auto Center.

Goal LU-2: Revitalize existing commercial areas.

Policy LU-2.7: Continue with the revitalization of the Seaside Auto Center.

Evidence: The proposed project consists of the development of a fueling station that would be compatible with the auto center and other surrounding land uses by maintaining and diversifying the focused auto retail services of the auto center. The addition of a fueling station in the Auto Center would also enhance economic viability of the existing auto center and provide a new retail amenity that would be located along a major arterial commercial roadway, compatible

with the City's circulation network and surrounding land uses that would improve regional identity of the auto center.

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

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site and available infrastructure.

Evidence: The proposed project would provide for infill development within the boundaries of an existing auto center located along a major arterial roadway in an urbanized area of the city's commercial corridor. The proposed project and text amendment would be consistent with the City's development standard and infrastructure in order to ensure compatibility with the land use characteristics of the local area and the adjacent existing development within the Auto Center.

Goal LU8.1: Provide a level of flood control and protection that meets the needs of the community.

Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards.

Evidence: The proposed development will be required to direct all on-site runoff to landscape swales or underground interceptors.

Goal ED-4: Attract and expand local serving retail and services in existing commercial areas.

Policy ED-4.1: Encourage the development of retail establishments that will reduce leakage of resident spending.

Evidence: The proposed project will provide an additional revenue source within an infill site to capitalize on both local and visitor customers to enhance the City's long-term revenue.

Goal ED-5.1: Attract new regional and visitor-serving businesses.

Policy ED-5.1: Attract and support commercial and employment generating development that is consistent with the General Plan and City ordinances.

Evidence: The proposed project and text amendment will enable and support the attraction of regional serving commercial uses to provide an enhanced revenue source and encourage the redevelopment of underutilized commercial properties.

Goal C-4: Ensure adequate parking is provided throughout Seaside

Policy C-4.1: Require off-street parking in new development and redevelopment projects.

Evidence: Based on the operating characteristics of the card lock, membership service station, dedicated off-street parking will not be necessary.

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed project is located in an existing auto center with a regional commercial zoning and General Plan Land Use designation. The proposed service station and text amendments to the Seaside Municipal Code would be consistent with and support the existing commercial development, as the new service station would serve to provide a visitor serving commercial use within an area of City well suited for regional commercial activity and would not alter the existing balance of land uses in the City. The proposed project would diversify the retail uses in the auto center and would increase the City sales tax revenues that can be used to fund future city services.

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. As a condition of approval, the applicant must receive clearance from the applicable public utility agency to permit the connection of standard utilities for the gas pumps and ancillary equipment to service the pumping of gasoline.

Evidence: In accordance with a Traffic Impact Analysis (TIA) was prepared for the proposed project by Kittelson & Associates, Inc. (August 2019, Appendix E IS/MND), access to the site was determined to be adequate and not create any substantial impacts within the Auto Center or the adjoining streets/intersections. The analysis included an examination of the project traffic volumes and intersection Levels of Service (LOS) at the study intersections (Del Monte Boulevard/Tioga Avenue and California Avenue and Tioga Avenue) during the following peak periods:

AM Peak Period: 7:00 A.M to 9:00 A.M

PM Peak Period: 4:00 P.M to 6:00 P.M

Taking into account the unique nature of Costco membership requirements and operations associated with its fueling stations, for the past 18 years, Kittelson and Associates, Inc. has maintained a database of traffic data and travel characteristics for Costco Wholesale. The database is updated periodically each time new Costco traffic counts or other travel information becomes available. Table 29 of the IS/MND illustrates trip data where 22-24 fueling pumps are in operation. The following trip type estimates were evaluated:

- 1. Net new "gas-only" trips*
- 2. Shared trips with warehouse*
- 3. Pass-by "gas-only" trips*

The TIA concluded that additional trips generated by the proposed use would allow all studied intersections to continue to operate acceptably at LOS A or B. The location of the three islands with 12 pumps and site configuration on the property will accommodate the fueling of 24 vehicles, with additional stacking of another 32 vehicles. behind the pumps, within two vehicle stacking lanes adjacent to the pumps, and within a left-turn lane that feeds into the stacking lanes.

- 5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.**

The granting of Use Permit and Text Amendment would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other existing or future uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

CONCLUSION

Based on the analysis, staff recommends adoption of the Initial Study/Mitigated Negative Declaration, and approval of Text Amendment SNA-20-01 and Use Permit Application No. UP-20-02. The proposed Use Permit complies with the goals and policies of the Seaside General Plan and applicable requirements of Title 17 of the Seaside Municipal Code. The Planning Commission action would be to recommend that the City Council take final action on the three items.

ATTACHMENTS

1. Attachment 1 - IS-MND RESOLUTION
 2. Attachment 1 - Exhibit A Final IS-MND for Costco Service Station_3-20-20
 3. Attachment 1 - Exhibit A Initial Study Appendices
 4. Attachment 2 - Draft Ordinance Resolution
 5. Attachment 2 - Exhibit A Zoning Code Text Changes
 6. Attachment 3 - Draft Resolution Use Permit
 7. Attachment 3 - Exhibit A Project Location
 8. Attachment 3 - Exhibit A Site Photos
 9. Attachment 3 - Exhibit A Site Plan
 10. Attachment 3 - Exhibit A Fueling Station Rendering
 11. Attachment 3 - Exhibit A Grading Plan
 12. Attachment 3 - Exhibit A Drainage Plan
 13. Attachment 3 - Exhibit A Utility Plan
 14. Attachment 3 - Exhibit A Landscape Plan
 15. Attachment 4 - Location Map
 16. Attachment 5 - Site Photos
 17. Attachment 6 - Final Costco Service Station Addition MMRP_3-20-20
-

RESOLUTION NO. 20-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION FOR TEXT AMENDMENTS TO CHAPTER 17 OF THE SEASIDE MUNICIPAL CODE AND A USE PERMIT (USE PERMIT APPLICATION No. UP-20- 020 FOR A SERVICE STATION PROJECT LOCATED ON ASSESSOR'S PARCEL 011-523-018.

WHEREAS, the City of Seaside has prepared an Initial Study to evaluate proposed text amendments to Chapter 17 of the Seaside Municipal Code and a use permit for the construction of a 24-pump service station; and

WHEREAS, the Initial Study and the Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed project were circulated for a period of 20 days beginning on February 4, 2020, and ending on February 24, 2020; and

WHEREAS, the proposed text amendments and project is designed to conform with the Seaside General Plan and Seaside Zoning Code; and

WHEREAS, the Seaside Planning Commission, at a duly noticed public hearing on March 25, 2020 considered oral comments and written information concerning the Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission has considered the Initial Study and public testimony on the Initial Study and Mitigated Negative Declaration and recommends that the City Council adopt the Mitigated Negative Declaration for the proposed text amendments and project based on the following findings:

1. A Mitigated Negative Declaration has been prepared and circulated in accordance with the California Environmental Quality Act (CEQA) Statute and Guidelines.

Evidence: The Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed project were prepared, posted and circulated for a period of twenty days with the Monterey County Recorder's Office and Monterey County Clearinghouse and is on file with the City of Seaside Community Development Department located at 440 Harcourt Avenue, Seaside, California.

Evidence: All mitigation measures identified in the Initial Study and Mitigated Negative Declaration and all project changes required to avoid significant effects on the environment have been incorporated into the approved project or are made conditions of approval. A Program for Mitigation Monitoring and/or Reporting on Conditions of Approval (hereafter "the MMRP") has been prepared pursuant to Public Resources Code 21081.6 and is made a condition of approval. Potential environmental effects have been studied, and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed and mitigated, may have a significant effect on the environment.

Evidence: The project does not involve impacts which are individually limited but cumulatively considerable, because the described project will incorporate both project-specific mitigation measures and cumulative mitigation measures to avoid significant impacts of the project

Evidence: The project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, because all adverse effects of the project will be mitigated to an insignificant level.

Evidence: All comments received on the Initial Study have been considered as well as all evidence in the record, whether or not substantial, which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the City's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. The conclusions of the Mitigated Negative Declaration are reasoned and based on factual foundation.

BE IT RESOLVED THAT the Planning Commission of the City of Seaside, State of California, hereby recommends that the City Council adopt the "Costco Service Station Addition" Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program provided as Exhibit A.

PASSED AND ADOPTED at a special meeting of the Planning Commission of the City of Seaside, State of California, on the 1st day of April 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Lesley Milton, City Clerk

**Final
INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION**

for the

**COSTCO FUELING
STATION ADDITION**

Prepared for:



City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Prepared by:



Denise Duffy & Associates
947 Cass Street, Suite 5
Monterey, CA 93940

March 2020

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Chapter 1. Introduction

1.1 BACKGROUND

This document, together with the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND), constitutes the Final Initial Study/Mitigated Negative Declaration (Final IS/MND) for the Costco Fueling Station Addition Project (proposed project). The City of Seaside (City) is the lead agency for the proposed project. The Final IS/MND consists of an introduction, comment letters received during the 20-day public review period, responses to comments, and revisions to the Draft IS/MND, if deemed applicable. The Draft IS/MND was prepared to inform the public of the potential environmental effects of the proposed project and identify possible ways to minimize potential project-related impacts.

1.2 PUBLIC PARTICIPATION

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15073(a), a Notice of Intent to adopt a MND for the project was circulated for a 20-day public comment period on February 4, 2020, which ended on February 24, 2020. A Planning Commission meeting is scheduled for April 1, 2020, to consider the adoption of the Final IS/MND, approval of the proposed project, and proposed text amendment to the Zoning Code and to make a recommendation to City Council. It is anticipated that the proposed project will be scheduled for a City Council meeting in April or May 2020.

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Chapter 2. Response to Comments

2.1 INTRODUCTION

This chapter includes comments received from the public and public agencies during the circulation of the Draft IS/MND. This section contains all information available in the public record related to the Draft IS/MND as of March 5, 2020. **Section 2.3** below responds to comments received during the review period.

2.2 LIST OF COMMENT LETTERS

The following is a list of comment letters/email comments received on the Draft IS/MND and the dates these letters were received:

Comment Letters

A. Monterey Peninsula Water Management District

February 10, 2020

2.3 RESPONSE TO COMMENTS

Each letter received on the Draft IS/MND is presented in this chapter, as identified in **Section 2.2** above. Individual comments in each letter are numbered. Correspondingly numbered responses to each comment are provided in the discussion following the comment letter.

If comments raised environmental issues that required additions or deletions to the text, tables, or figures in the Draft IS/MND, a brief description of the change is provided, and the reader is directed to **Chapter 3, Revisions to the Draft IS/MND**. The comments received on the Draft IS/MND did not result in a "substantial revision" of the negative declaration, as defined by CEQA Guidelines §15073.5, and the new information added to the mitigated negative declaration merely clarifies, amplifies, or makes insignificant modifications to the IS/MND. No new significant effects were identified since the commencement of the public review period that would require mitigation measures or project revisions to be added in order to reduce the effects to less than significant.

Letter A: Monterey Peninsula Water Management District

- A-1:** The introductory paragraph to the letter describes the proposed project and states the letter from the Monterey Peninsula Water Management District (District) includes comments on the project; please refer to specific comments identified below.
- A-2:** The comment states the proposed project would require issuance of a Water Permit by the District and Water Permits from the District should be identified in Section 2.4, page 15, *Project Approvals and Permits*, of the Draft IS/MND. The City is continuing its coordination and consultation with the District on the details of the proposed controller enclosure and landscaping plan to determine permit requirements. The District issues Water Permits only after the City has approved a project and following the plan check process. This clarification has been added to the Draft IS/MND, and these edits can be reviewed in **Chapter 3, Revisions to the Draft IS/MND**.
- A-3:** The comment provides the District's water demand calculation for the proposed project and states that the District will require a separate Water Meter for the landscape. The comment further states that a Water Permit will be issued for the project if sufficient water supply is available. Please refer to **Response to Comment A-2**. The comment notes that a water use authorization from the City may be needed from one of the City's existing water allocations, and the City and applicant are coordinating for the City to grant such water use authorization from the City's water allocations. A Water Meter should not be required because the applicant's plans do not include irrigation systems for the landscaped area due to a xeriscape landscape design.
- A-4:** The comment states that a Complete Landscape Documentation Package and landscape plans must be submitted to the District. The City and project applicant can submit this documentation to the District; however, as noted in **Response to Comment A-3**, the project does not include landscape irrigation systems.
- A-5:** The comment provides information regarding the moratorium on new water serves connection in the Cal-Am system. The proposed project will use little to no additional water. Based on existing City water allocations and the very minimal water use of the project, the proposed project has sufficient water supply and would not be affected by the moratorium. Please refer to **Response to Comments A-2 and A-3**.
- A-6:** The comment states that the District appreciates the opportunity to comment on the Draft IS/MND and reiterates the District requires a Water Permit for the proposed project. Please refer to **Response to Comment A-2**.

Chapter 3 Revisions to the Draft IS/MND

The following section includes revisions to the text of the Draft IS/ND, in amendment form. The revisions are listed numerically by page number. All additions to the text are shown underlined and all deletions from the text are shown ~~stricken~~.

Chapter 2. Project Description

Page 16, Section 2.4, Project Approvals and Permits, Local Agencies, has been amended as follows:

Local Agencies

- City of Seaside, Community Development Department
 - Text amendment to the City Municipal Code
 - Conditional Use Permit
 - Environmental Review
 - Building Permit, includes building, fire, mechanical, electrical, and grading
 - Sign Permit
- Monterey Air Resources District (MBARD)
 - Authority to Construct (ATC) permit
 - Permit to Operate (PTO) a gas station which would include a maximum daily throughput limit
 - 48-hour Notification Prior to Testing
- Monterey County, Department of Agriculture/Weights and Measures
 - Registration of Devices
- Regional Water Quality Control Board (RWQCB)
 - National Pollutant Discharge Elimination System (NPDES) Construction General Permit
- Monterey Environmental Health Bureau (EHB), Hazardous Materials Management Services (CUPA)
 - UST Construction/Repair Permit
 - Operation Permit
 - Hazardous Materials Management Plan (HMMP) through the California Environmental Reporting System (CERS)
 - Inspections (underground storage tank placement, pipe test, and monitoring test; Enhanced Leak Detection test; and a final inspection)
- Monterey Peninsula Water Management District
 - Water Permit

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Initial Study Appendices

The appendices to the Costco Gas Station Initial Study can be accessed by the following Web links:

- Appendix A: Air Quality & Greenhouse Gas Impact Analysis For Costco Gas Station Project:
<http://www.ci.seaside.ca.us/DocumentCenter/View/10495/Appendix-A--AQ-GHG-Impact-Analysis>
- Appendix B: Geotechnical Study, Proposed New Fuel Facility, Costco Wholesale Warehouse No. 131:
<http://www.ci.seaside.ca.us/DocumentCenter/View/10496/Appendix-B--Geotechnical-Study>
- Appendix C: Phase I Environmental Site Assessment for the Proposed Costco Gas Station:
<http://www.ci.seaside.ca.us/DocumentCenter/View/10497/Appendix-C--Phase-I-ESA>
- Appendix D: Noise & Groundborne Vibration Impact Analysis for Costco Gas Station Project:
<http://www.ci.seaside.ca.us/DocumentCenter/View/10498/Appendix-D--Noise-and-Vibration-Impact-Analysis>
- Appendix E: Transportation Impact Analysis for the Costco Gasoline Fuel Station Addition:
<http://www.ci.seaside.ca.us/DocumentCenter/View/10493/Appendix-E--Transportation-Impact-Analysis>

DRAFT RESOLUTION 20-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE,

RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE FOR PROPOSED TEXT AMENDMENTS TO CHAPTER 17 OF THE SEASIDE MUNICIPAL CODE RELATED TO INCLUDING A SERVICE STATION LAND USE AS A CONDITIONALLY PERMITTED USE IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT AND FACILITY OPERATIONAL STANDARDS FOR SERVICE STATIONS.

WHEREAS, Barghausen Consulting Engineers are proposing text amendments to Chapter 17 of the Seaside Municipal Code as shown in Exhibit A.

WHEREAS, pursuant to the requirements of the California Environmental Quality Act Section 21000 et seq. and State CEQA Guidelines Section 15064, a Mitigated Negative Declaration has been prepared for the proposed Text Amendment and circulated for a 20-day public review period; and.

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the text amendment in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code and provide a recommendation to the City Council on the proposed text amendments; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed text amendments at a duly noticed public hearing held on April 1, 2020 ; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby finds and determines:

1. The proposed text amendments are consistent with the goals and policies of the elements of the General Plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Regional Commercial (CRG). Regional Commercial uses are defined as large-scale commercial development with retail or service uses to serve a regional market. The proposed project is consistent with the following General Plan Goals and Policies.

Land Use Element

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

Policy LU-1.3: Encourage regional commercial and visitor serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Evidence: The proposed project and text amendment would provide complementary and compatible infill development within an existing regional commercial auto center. The project site is located within an urbanized area of the City and is surrounded by urban uses, including auto dealerships, motels, and restaurants. The proposed service station is located on a major arterial roadway and near other roadways to sufficiently meet the needs of local residents and visitors.

Evidence: The project site is located in an existing auto mall with commercial zoning. The proposed service station would be consistent with and support the existing General Plan land use category in that it would not displace any existing car sales or automotive repair services in the City. The proposed project and text amendment would diversify the retail sales in the city and would increase City sales tax revenues that can be used to fund future City services.

Goal LU-2: Revitalize existing commercial areas.

Policy LU-2.7: Continue with the revitalization of the Seaside Auto Center.

Evidence: The proposed project consists of the development of a service station that would be compatible with the auto center and other surrounding land uses by maintaining and diversifying the focused auto retail services of the auto center. The addition of a service station in the Auto Center would also enhance economic viability of the existing auto center and provide a new retail amenity that would be located along a major arterial commercial roadway, compatible with the City's circulation network and surrounding land uses that would improve regional identity of the auto center.

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

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site and available infrastructure.

Evidence: The proposed project would provide for infill development within the boundaries of an existing auto center located along a major arterial roadway in an urbanized area of the city's commercial corridor. The proposed project and text amendment would be consistent with the City's development standards and infrastructure in order to ensure compatibility with the land use characteristics of the local area and the adjacent within the Auto Center.

Goal LU8.1: Provide a level of flood control and protection that meets the needs of the community.

Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards.

Evidence: The proposed development will be required to direct all on-site runoff to landscape swales or underground interceptors.

Goal ED-4: Attract and expand local serving retail and services in existing commercial areas.

Policy ED-4.1: Encourage the development of retail establishments that will reduce leakage of resident spending.

Evidence: The proposed project will provide an additional revenue source within an infill site to capitalize on both local and visitor customers to enhance the City's long-term revenue.

Goal ED-5.1: Attract new regional and visitor-serving businesses.

Policy ED-5.1: Attract and support commercial and employment generating development that is consistent with the General Plan and City ordinances.

Evidence: The proposed project and text amendment will enable and support the attraction of regional serving commercial uses to provide an enhanced revenue source and encourage the redevelopment of underutilized commercial properties.

Goal C-4: Ensure adequate parking is provided throughout Seaside

Policy C-4.1: Require off-street parking in new development and redevelopment projects.

Evidence: Based on the operating characteristics of the card lock, membership service station, dedicated off-street parking will not be necessary.

2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. The proposed amendments are internally consistent with other applicable provisions of the Seaside Municipal Code.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission recommends to the City Council approval of the proposed text amendments as contained in Exhibit A.

PASSED AND ADOPTED at a special meeting of the Planning Commission of the City of Seaside, State of California, on the 1st day of April 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Lesley Milton, City Clerk

Zoning Code Text Changes

(Text changes are noted in **Bold** and Underlined)

TABLE 2-4 - Allowed Land Uses and Permit Requirements for Commercial Zones

P	Permitted Use, Zoning Clearance required	CMX – Commercial Mixed Use						
MUP	Minor Use Permit required (see Section 17.62.070)	CC – Community Commercial						
UP	Use Permit required (see Section 17.62.070)	CRG – Regional Commercial						
—	Use not allowed	CA – Automotive Regional Commercial						
		CH – Heavy Commercial						
LAND USE ⁽¹⁾		PERMIT REQUIRED BY ZONE					SPECIFIC USE REGS	
			CMX	CC	CRG	CA		CH
Big box retail			—	—	UP	—	—	
Building and landscape materials sales - Indoor			—	UP	P	—	P	
Building and landscape materials sales - Outdoor			—	UP	UP	—	P	
Construction and heavy equipment sales and rental			—	—	—	—	UP	
Convenience or liquor store			UP ⁽⁴⁾	UP ⁽⁴⁾	UP ⁽⁴⁾	—	—	17.52.080
Drive-through retail or service			UP ⁽⁴⁾	UP ⁽⁴⁾	UP ⁽⁴⁾	—	—	17.52.090
Drug store			P	P	P	—	—	
Equipment rental - Indoor			—	P	P	—	P	
Equipment rental - With outdoor storage			—	—	—	—	UP	
Fuel dealer			—	—	—	—	UP	
Furniture, furnishings and appliance store			P	P	P	—	P	
General retail - 5,000 sf or larger ⁽³⁾			MUP	P	P	—	—	
General retail - Less than 5,000 sf ⁽³⁾			P	P	P	—	—	
Grocery or specialty food store - 5,000 sf or larger ⁽³⁾			P	UP	P	—	—	
Grocery or specialty food store - Less than 5,000 sf ⁽³⁾			P	P	P	—	—	
Medical marijuana dispensaries		—	—	—	—	—	—	17.52.150
Mobile home, boat, or RV sales			—	—	—	—	UP	
Motorcycle sales, new, with accessory used sales			—	—	—	P	UP	
Night club			UP	UP	UP	—	—	
Outdoor retail sales and activities			P	P	P	—	—	17.52.190
Restaurant, café, coffee shop - Table service ⁽³⁾			P	P	P	—	P	
Restaurant, café, coffee shop - Counter service ⁽³⁾			UP	UP	UP	—	—	
Restaurant - Fast food ⁽³⁾			UP	—	UP	—	—	
Service station		—	—	UP	UP	UP	UP	17.52.250
Speculative retail building			UP	UP	UP	—	—	
Shopping center			UP	UP	UP	—	—	
Second hand store			—	P	—	—	—	
Winery/wine tasting			MUP	MUP	MUP	—	—	

Text
Change to
Table 2-4:
Add UP
to Service
Station in
CA Zone

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Automatic teller machine (ATM)		P	P	P	P	P	
Bank, financial services		P	P	P	—	—	
Business park		—	—	UP	—	—	
Business support service		P	P	P	—	—	
Medical services - Clinic, urgent care		UP	P	UP	—	—	
Medical services - Doctor office		MUP ⁽²⁾	P	—	—	—	
Medical services - Extended care	—	UP	—	—	—	—	

Chapter 17.42 Standards for Specific Land Uses

17.52.240 - SENIOR HOUSING PROJECTS

- A. **Applicability.** Senior housing projects shall comply with the requirements of this Section, where allowed by Article 2 (Zones, Permitted Land Uses, and Zoning Standards).
- B. **Limitations on location.** A senior housing project shall be reasonably near public transit and retail shopping, as determined by the review authority, and shall not be located to front on an arterial street including Broadway Avenue and Del Monte and Fremont Boulevards.
- C. **Processing requirements.**
 - 1. **Pre-application review.** The project must be reviewed at a pre-application conference.
 - 2. **Planned Development requirement.** The project must be developed as a planned development.
 - 3. **Needs assessment.** The applicant shall provide a needs assessment with the planning permit application for the project, demonstrating adequate market support for senior housing in the area.
- D. **Design and development standards.**
 - 1. **Height limit.** A senior housing structure shall not exceed three stories in height.
 - 2. **ADA requirements.** Each shall be designed and constructed to be accessible to disabled persons.
- E. **Operating requirements.**
 - 1. **Age requirement.** Senior housing units may be leased or rented only to persons 62 years of age or older.
 - 2. **Deed restrictions.** The property owner shall record deed restrictions against the property in a form approved by the City Attorney restricting the rental and occupancy of the units to persons 62 years of age or older except for spouses, temporary residents for a maximum 60 days per year, and primary caregivers over 45 years of age.

17.52.250 - SERVICE STATIONS

- A. **Applicability.** Motor vehicle service stations (including card lock facilities) shall comply with the requirements of this Section, where allowed by Article 2 (Zones, Permitted Land Uses, and Zoning Standards).
- B. **Application requirements.** Each application for a new or remodeled service station shall include a photometric lighting plan identifying all proposed light sources and their illumination levels, to assist in evaluating compliance with the outdoor lighting requirements of Subsection E.5 and Section 17.30.070 (Outdoor Lighting).
- C. **Limitations on location.**
 - 1. **Prohibited locations.** A service station site shall not abut a residential zoning district or residential use.
 - 2. **Separation between stations.** A service station shall not be closer than 500 feet to another service station except when both are at the same street intersection **or separated by a four lane arterial roadway**. The distance shall be measured in a straight line from the nearest property line of the sites for each service station. No more than two service stations shall be located at the same street intersection.
- D. **Site requirements.** A site proposed for a new service station shall:
 - 1. Be located on an arterial street on a site with a minimum of 150 feet of frontage; and
 - 2. Have a minimum area of 15,000 square feet and a minimum depth of 100 feet.

Add text to
Section
17.52.250.C.2

Date

Chapter 17.42 Standards for Specific Land Uses

shall not be of a high intensity so as to cause a traffic hazard, be used as an advertising element, or adversely affect adjacent properties, in compliance with Section 17.30.070 (Outdoor Lighting). Lighting fixtures/lamps shall be the most energy efficient available, including fluorescent, compact fluorescent, low-pressure sodium, high-pressure sodium, or other lighting technology that is of equal or greater energy efficiency.

6. **Signs and banners.** Signs, banners, and promotional flags shall comply with Chapter 17.40 (Signs).
 7. **Solid waste and recyclables storage.** The storage and disposal of solid waste and recyclable materials, including used or discarded motor vehicle parts or equipment, and fluids, shall comply with all applicable federal, state, and local requirements. Outdoor solid waste and recyclable storage areas shall be screened by a solid masonry wall with a height of 6 feet, or as approved by the review authority. The wall design, materials, and colors shall be compatible with the primary structures on the site, as determined by the review authority.
- F. Building design standards.** Each new service station shall comply with the following standards.
1. **Architectural character.** Service station architecture shall fit with the existing or intended character of the surrounding area as determined by the review authority.
 2. **Bay orientation.** Service bay openings shall not face a public street.
 3. **Restrooms.** Each service station shall maintain one or more restrooms available for use by the general public without charge. Restroom entrances shall be screened from the view of the public right-of-way.
- G. Facility operating standards.**
1. **Restriction on outdoor activities.** Outdoor activities on a service station site shall be limited to fueling, replenishing air, water, oil and similar fluids, and the replacement of minor parts (e.g., lamp bulbs, wiper blades, and other similar items) requiring only the use of small hand tools while a vehicle is being serviced at the pump island. Where minor auto repair is permitted by Article 2 (Zones, Permitted Land Uses, and Zoning Standards), all repair activities shall occur entirely within an automotive work bay in an enclosed structure.
 2. **Display.** There shall be no outdoor display of equipment or merchandise, except as allowed in compliance with Subsection H.1, below.
 3. **Vehicle parking.** Vehicles shall not be parked on sidewalks, parkways, driveways, or alleys, and shall not be parked on the premises for the purpose of sale. Off-street parking for a service station with no on-site cashier, on-site convenience store/vending machines, or on-site vehicle service repair shall be determined by Use Permit approval.
 4. Public Restrooms: A public restroom shall not be required if no on-site cashier, on-site convenience store/vending machines, or on-site vehicle service repair is provided.
- H. Accessory uses.** The following accessory uses are prohibited unless specifically allowed as part of Use Permit approval.
1. **Outdoor storage.** One or more outdoor storage and display cabinets or enclosures other than the primary structure may be approved by the review authority, provided that their combined total area shall not exceed 50 square feet. The construction and finish of storage and display cabinets shall be compatible with the primary structures on the site, as determined by the review authority. Outdoor storage and display cabinets may be used only for the display and sale of brake fluid, gasoline additives, oil, transmission fluid, windshield wipers and fluid, and other similar merchandise. The outdoor storage of tires shall be prohibited. No outdoor vending machines are allowed.
 2. **Tow truck operations.** Where tow truck operations are approved as part of a service station by the Commission, no abandoned, disabled, junked, wrecked, or otherwise nonoperational motor vehicles shall remain on-site for more than five days, and shall be stored entirely within an enclosed structure or parking lot screened from the public view.

Add Text to
Section
17.52.250.G.3
and new Section
17.52.250.G.4

RESOLUTION NO. 20-XX PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE

RECOMMENDING THAT THE CITY COUNCIL APPROVE USE PERMIT NO. UP-20-02 TO ALLOW AN AUTOMOTIVE SERVICE STATION IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT LOCATED AT THE NORTHEAST CORNER OF DEL MONTE BOULEVARD AND AUTO CENTER PARKWAY (APN 011-523-018).

WHEREAS, AUG Inc., Property Owner, and Barghausen Consulting Engineers, Applicant, have filed an application for Use Permit approval and adoption of a Text Amendment, to allow for an automotive service station; and,

Comment [ACS1]: Reflect this in the zoning reso also.

WHEREAS, a duly noticed public hearing has been held on April 1, 2020, to provide the City Council with a recommendation on the use permit and text amendment; and,

WHEREAS, the Planning Commission reviewed the staff report, and received and considered oral comments at the public hearing concerning the proposed use and text amendment; and

Comment [ACS2]: This is a WHEREAS clause; they have not yet taken the action until below.

WHEREAS, In accordance with the California Environmental Quality Act (CEQA) Guidelines 15072, a Mitigated Negative Declaration (MND) has been prepared for the proposed project and the text amendments to Chapter 17 of the Seaside Municipal Code. A Notice of Intent to adopt a MND for the project was circulated for a 20-day public comment period on February 4, 2020, which ended on February 24, 2020.

Comment [ACS3]: Standardize description of CEQA process among the resolutions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the City Council adopt the following findings in support of and approve Use Permit Application No.20-02 :

USE PERMIT FINDINGS

1) The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Zoning Ordinance Conformance (These findings are predicated upon amendment of the Zoning Ordinance as proposed in Text Amendment SMA 20-01.)

Evidence: This project is located within the Automotive Regional Commercial (CA) Zoning District. The purpose of this district is to support automotive retail sales and ancillary automotive services. The proposed service station, as conditioned, would not be detrimental to surrounding properties and the general health, safety and welfare of the community in that:

- a. The scope of operations for the proposed service station would be compatible and provide support services for automotive related retail sales in the area.*
- b. The project site is located within an urban area of Seaside on a 0.98 acre portion of an existing auto dealership where existing infrastructure and support services (e.g. roadways, access drives, utilities) are already in place.*

- c. *The uses surrounding the project site include the adjacent Seaside Auto Center, automotive repair services and a motel that will be separated from the project site via defined boundaries so that vehicle circulation, noise, and visual impacts will be mitigated.*
- d. *The project site is zoned CA and has a General Plan designation of CRG, which provides opportunities for a mixture of both automotive retail and automotive service uses.*
- e. *The proposed project is consistent with the design and circulation pattern of the Seaside Auto Center and is consistent with the City's development policies and compatible with the surrounding land uses.*

2) The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Regional Commercial (CRG). Regional Commercial uses are defined as large-scale commercial development with retail or service uses to serve a regional market.

The proposed project is consistent with the following General Plan Goals and Policies.

Land Use Element

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

Policy LU-1.3: Encourage regional commercial and visitor serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Evidence: The proposed project and text amendment would provide complimentary and compatible infill development within an existing regional commercial auto center. The project site is located within an urbanized area of the City and is surrounded by urban uses, including auto dealerships, motels, and restaurants. The proposed service station is located on a major arterial roadway and near other roadways to sufficiently meet the needs of local residents and visitors.

Evidence: The project site is located in an existing auto mall with commercial zoning. The proposed service station would be consistent with and support the existing General Plan land use category in that it would not displace any existing car sales or automotive repair services nor alter the balance of service stations in the City. The proposed project and text amendment would diversify the retail sales in the city and would increase City sales tax revenues that can be used to fund future City services.

Goal LU-2: Revitalize existing commercial areas.

Policy LU-2.7: Continue with the revitalization of the Seaside Auto Center.

Evidence: The proposed project consists of the development of a service station that would be compatible with the auto center and other surrounding land uses by maintaining and diversifying the focused auto retail services of the auto center. The addition of a service station in the Auto Center would also enhance economic viability of the existing auto center and provide a new retail amenity that

would be located along a major arterial commercial roadway, compatible with the City's circulation network and surrounding land uses that would improve regional identity of the auto center.

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

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site and available infrastructure.

Evidence: The proposed project would provide for infill development within the boundaries of an existing auto center located along a major arterial roadway in an urbanized area of the city's commercial corridor. The proposed project and text amendment would be consistent with the City's development standards, including obtaining the required use permit for service station in order to ensure compatibility with the land use characteristics of the local area and the adjacent existing development.

Goal LU8.1: Provide a level of flood control and protection that meets the needs of the community.

Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards.

Evidence: The proposed development will be required to direct all on-site runoff to landscape swales or underground interceptors.

Goal ED-4: Attract and expand local serving retail and services in existing commercial areas.

Policy ED-4.1: Encourage the development of retail establishments that will reduce leakage of resident spending.

Evidence: The proposed project will provide an additional revenue source within an infill site to capitalize on both local and visitor serving customers to enhance the City's long-term revenue.

Goal ED-5.1: Attract new regional and visitor-serving businesses.

Policy ED-5.1: Attract and support commercial and employment generating development that is consistent with the General Plan and City ordinances.

Evidence: The proposed project and text amendment will enable and support the attraction of regional serving commercial uses to provide an enhanced revenue source and encourage the redevelopment of underutilized commercial properties.

Goal C-4: Ensure adequate parking is provided throughout Seaside

Policy C-4.1: Require off-street parking in new development and redevelopment projects.

Evidence: Based on the operating characteristics of the card lock, membership service station, dedicated off-street parking will not be necessary.

3) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed project is located in an existing auto center with regional commercial zoning. The proposed service station would be consistent with and support the existing commercial development as the new service station would not alter the existing balance of land uses in the City. The proposed project would diversify the retail uses in the auto center and would increase City sales tax revenues that can be used to fund future city services.

4) The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. As condition of approval, the applicant must receive clearance from the applicable public utility agency to permit the connection of standard utilities for the gas pumps and ancillary equipment to service the pumping of gasoline.

Evidence: A Traffic Impact Analysis (TIA) was prepared for the proposed project by Kittelson & Associates, Inc. (August 2019, Appendix E IS/MND). The analysis included an examination of the project traffic volumes and intersection Levels of Service (LOS) at the study intersections (Del Monte Boulevard/Tioga Avenue and California Avenue and Tioga Avenue) during the following peak periods:

AM Peak Period: 7:00 A.M to 9:00 A.M

PM Peak Period: 4:00 P.M to 6:00 P.M

Taking into account the unique nature of Costco membership requirements and operations associated with its service stations, for the past 18 years Kittelson and Associates, Inc. has maintained a database of traffic data and travel characteristics for Costco Wholesale. The database is updated periodically each time new Costco traffic counts or other travel information becomes available. Table 29 of the IS/MND illustrates trip data where 22-24 fueling pumps are in operation. The following trip type estimates were evaluated:

1. Net new "gas-only" trips
2. Shared trips with warehouse
3. Pass-by "gas-only" trips

The TIA concluded that additional trips generated by the proposed use would allow all studies intersections to continue to operate acceptably at LOS A or B. The location of the three islands with 12 pumps and site configuration on the property will accommodate the fueling of 24 vehicles, with additional stacking of another 32 vehicles behind the pumps, within two vehicle stacking lanes adjacent to the pumps, and within a left-turn lane that feeds into the stacking lanes.

5) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

The granting of Use Permit and Text Amendment would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other existing or future uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

BE IT FURTHER RESOLVED, the Planning Commission hereby recommends granting Use Permit Application No. 20-02 subject to the following terms and conditions:

Project Specific:

1. The proposed project shall substantially conform to the submitted plans for the project date stamped December 2020, on file with the Community Development Department, as herein modified, or as modified by the Community Development Director in accordance with Exhibit A – Project Plans. The director may also approve subsequent minor modifications to plans during plan check if such modifications are consistent with provisions of the Seaside Municipal Code (SMC) or other applicable regulations.
2. This approval shall become null and void unless the use is established within twelve (12) months of the date of adoption of the second reading of the text amendment for the project by the City Council. Time extensions may be granted if a written request and associated fee are received by the Community Development Department within 30 days prior to the expiration.
3. Unless otherwise specified, the conditions contained in this Attachment shall be complied with as specified, subject to review and approval by the Community Development Department.
4. As a condition of approval of UP-20-02, the applicant shall agree, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third -party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, the Planning Commission, or any other decision- making body, including staff, concerning this project. The City agrees to promptly notify the applicants of any such claim or action filed against the City and to fully cooperate in the defense of any such action. The City may, at its sole cost and expense, elect to participate in defense of any such action under this condition.
5. All on- site signs shall comply with the City's Sign Code in Chapter 17.40 of the SMC.
6. All final exterior colors and materials shall be subject to review and approval of the Community Development Department and final field inspection by the Planning Division. Colors, materials and textures shall be noted on the construction plans.
7. The applicant shall obtain approval from the Monterey Bay Air Pollution Control District (MBAPCD) prior to the issuance of the building or grading permit. The applicant shall comply with all District regulations during construction.
8. Any noise generated by the proposed gasoline station, including any noise associated with construction, shall comply with the City's Noise Ordinance.

Business License Tax Conditions

9. Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain a City of Seaside Business License Tax Certificate.

10. All taxable sales associated with the Costco Wholesale service station shall be booked in the City of Seaside.

LANDSCAPING

11. All proposed landscaping and/or irrigation plans shall comply with the approved plans and with the Monterey Peninsula Water Management District (MPWMD) Water Model Efficiency Landscape Ordinance. A Landscape Installation Certificate of Completion, certifying that the landscaping was installed in accordance with the approved plans by a Landscape Contractor, shall be submitted to the Community Development Department prior to the final inspections by Building and Planning Divisions.
12. All plant materials shall be installed in a healthy condition, typical to the species, and shall be maintained in a neat and healthy condition. Maintenance includes, but is not limited to, trimming, mowing, weeding, removal of litter, fertilizing, regular watering, and replacement of dead or diseased dying plants.

MISCELLANEOUS

13. Adequate lighting shall be provided to illuminate the fueling area, subject to Community Development Department review and approval. Said lighting shall meet requirements set forth in the Building Security and California Fire Codes.
14. Fire and Police access and passage shall be permitted at all times.
15. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District.
16. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
17. 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.
18. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

USE RESTRICTIONS

19. Business hours are from 5:30 a.m. to 10:00 p.m. daily. Hours of operation may be modified by the Director of Community Development if it is determined that no impacts to surrounding tenants or properties will occur.
20. No outdoor storage or display of materials shall be permitted except as allowed on the project approved site plan or as approved by the Zoning Administrator.

21. The subject property shall be maintained in a safe, clean and sanitary condition at all times. The property owners shall be responsible for the daily maintenance and up-keep of the businesses, including but not limited to trash removal, painting, graffiti removal, and maintenance of improvements to ensure that the facilities are maintained in a neat and attractive manner.

PLANCHECK SUBMITTAL

22. At the time of building or encroachment permit application, the plans shall comply with the latest edition of the 2019 California Building and Fire codes, City Ordinances, State, Federal laws, and regulations as adopted by the City Council.
- 23.
24. Prior to submittal of a Storm Water Control Plan (SWCP), the applicant shall submit a deposit as specified in the Fees and Charges to the Public Works Department for the estimated cost of reviewing the SWCP.
25. Prior to any work in the public right-of-way, an Encroachment Permit shall be obtained from and applicable fees paid to the Public Works Department
26. Prior to issuance of a Building Permit, the applicant shall submit an underground storage tank plan to the Monterey County Health Department for review and approval.
27. The developer shall submit storm drain plans, prepared by a California registered professional civil engineer, depicting proposed storm drain improvements for the project. All storm drain improvements shall comply with the City of Seaside Construction Standards for Private Streets, Storm Drain and On -Site Private Improvements Manual
28. The developer shall submit precise grading plans, prepared by a California registered professional civil engineer, depicting proposed grading, erosion control and improvements for the project.
29. Any damage from the project done to existing public right-of-way improvements and/or utilities shall be repaired to the satisfaction of the City Engineer before final inspection.
30. Provide preliminary hydrology and hydraulic calculations to substantiate retention of storm water runoff for the entire redevelopment for the 95% storm event
31. Proposed project must implement storm water best management practices (BMPs) during construction.(SMC 8.46)
 - a. Complete and submit the Storm water Compliance Tracking Form, with signature with building permit application.
 - b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.

- c. If the disturbed area is greater than one (1) acre, a Storm water Pollution Prevention Plan (SWPPP) shall be prepared and a WDID obtained by the applicant from the State Water Quality Control Board. Submit the SWPPP for City of Seaside review.
32. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project. (SMC 15.32.170)
- a. As part of building permit application, develop civil grading and drainage plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - b. Oil/water separator shall be connected to the sanitary sewer system. A normally closed emergency shutoff valve shall be required on the outlet of the oil/water separator. Applicant to contact Monterey One Water for review and approval requirements for connection to the sanitary sewer system.
 - c. Drainage shall not be directed to adjacent properties.
33. As required by Attachment 1 to Resolution No. R3-2013-0032 of the Central Coast Regional Water Quality Control Board, the applicant shall develop a Storm Water Control Plan demonstrating compliance with performance requirements #1, #2, #3, and #4 as applicable.(SMC 8.46.130)
- a. Applicant shall submit a Storm Water Control Plan prior to finalizing site plan or civil grading and drainage plans. Storm Water Control Plan shall be approved by the City prior to finalizing project civil grading and drainage plans and shall include hydrology and hydraulic calculations validating the design of conveyance, treatment and/or infiltration features.
 - i. Provide a soils engineering report describing the soil type and soil hydrologic soil group substantiating design of structural storm water control measures described within the Storm Water Control Plan.
 - ii. Infiltration testing shall be per the Riverside County-Low Impact Development BMP Design Handbook.
 - b. Applicant shall submit architectural and civil grading and drainage plans with building permit application in substantial conformance to the approved Storm Water Control Plan.
 - i. Plans shall clearly denote, in table format, the pre-project impervious surface area, new impervious surface area created, replaced impervious surface area, and post-project impervious surface area.
 - c. Prior to issuance of occupancy, applicant shall execute and record as a deed restriction a Right of Entry and Maintenance Agreement. The Right of Entry and Maintenance Agreement shall:
 - i. Include indemnity, insurance and security requirements in conformance with the template provided by the City, and

Comment [ACS4]: This is inapplicable.

Comment [ACS5]: This requirement seems above and beyond the norm and not typical. Does Seaside always require this? If not, it should not be imposed here.

- ii. include an operation and maintenance (O&M) plan approved by the City stating that the property owner will conduct, and accepts responsibility for, maintenance of all storm water control measures (SCMs), and
 - iii. include a legal description of the property, and
 - iv. describe the methods and procedures for conducting periodic inspections and maintenances of all SCMs, and
 - v. require applicant to provide to the City each year during a period beginning on September 1 and ending no later than September 30 a statement certified by a licensed Civil Engineer or Qualified Storm water Developer (QSD) registered in the State of California stating that the SCM maintenance is in accordance with the O&M plan, and
 - vi. include a statement that transfers responsibility for maintenance of SCMs to future owners of the property.
34. Project shall provide ADA compliant path of travel across driveway approach fronting Del Monte Boulevard.
35. Vehicles shall only be permitted to make a right turn on to Del Monte Boulevard. Driveway approach shall be constructed to permit right turns only.

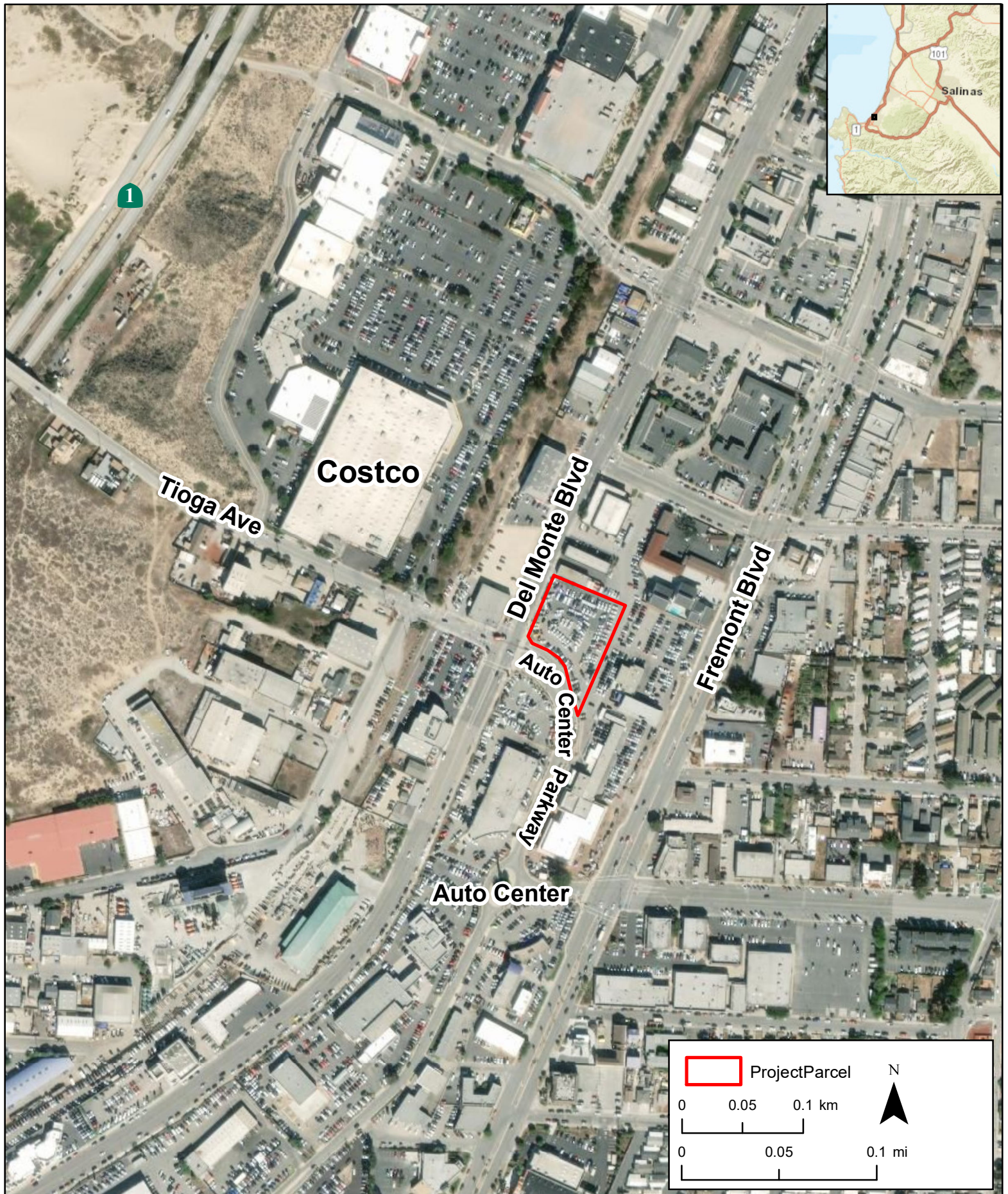
PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 1st day of April, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John Owens, Chairperson

ATTEST:

Lesley Milton, City Clerk



Title: Project Location	Date: 8/21/2019 Scale: 1 inch = 0.06 miles Project: 2019-17	Monterey San Jose Denise Duffy and Associates, Inc. Environmental Consultants Resource Planners 947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341	Figure 2
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Photo 1. View from the southeast corner of the proposed project site facing northwest, showing Auto Center Parkway bordering the site and the Tioga and Auto Center Parkway intersection in the distance.



Photo 2. Views from the northwest corner of the proposed project site facing southeast.



Photo 3. Views from the northern boundary of the proposed project site facing south.



Photo 4. Views from the eastern boundary of the proposed project site facing west.

Source: DD&A, October 2019

Title: **Site Photos**

Date 12/4/19
 Scale N/A
 Project 2019.17



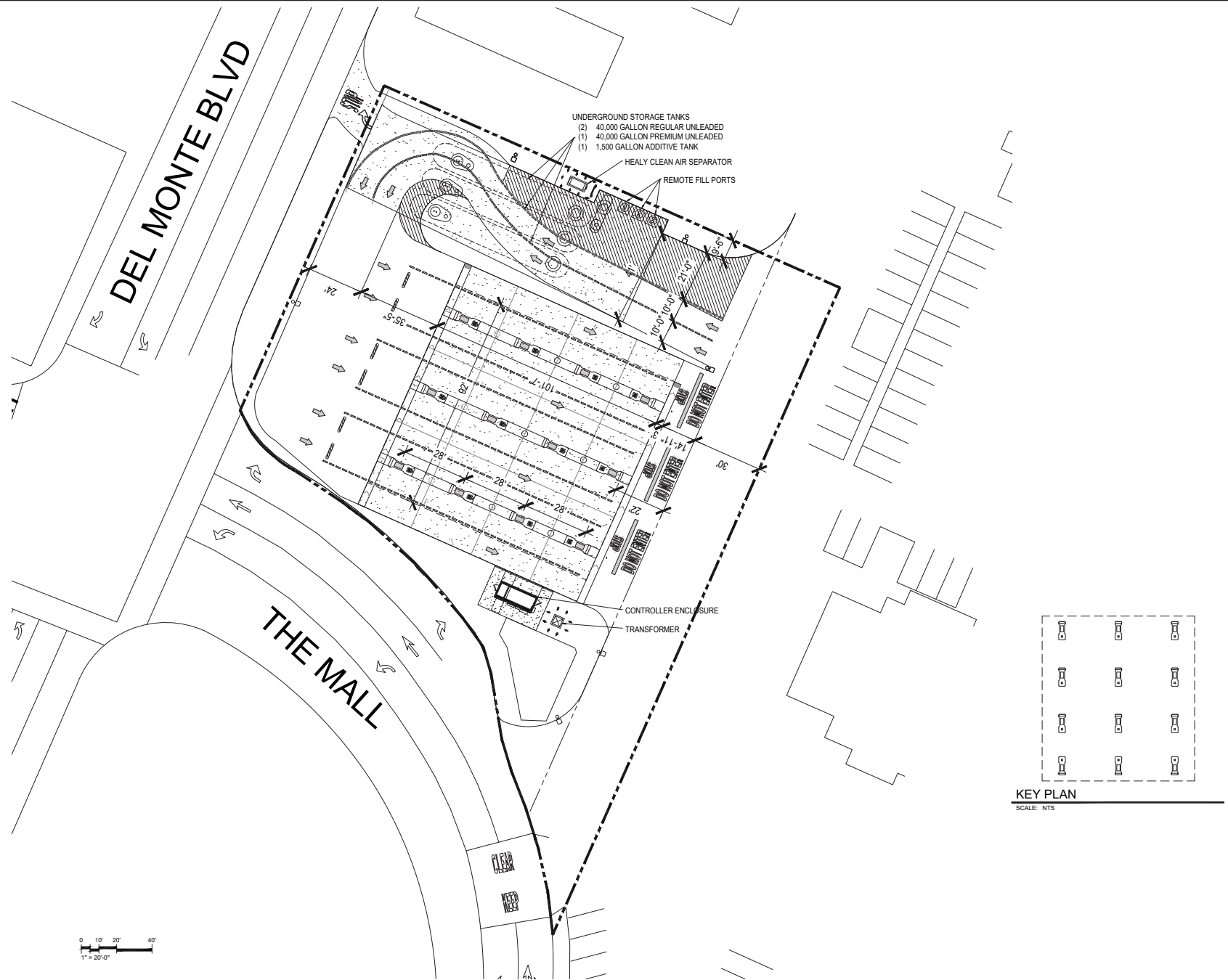
Monterey | San Jose

Denise Duffy and Associates, Inc.

Environmental Consultants Resource Planners

947 Cass Street, Suite 5
 Monterey, CA 93940
 (831) 373-4341

Figure
3



Source: MG2, May 2019

Title: **Site Plan**

Date 9/23/19
Scale 1"=20'
Project 2019.17



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Monterey, CA 93940
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Figure
4



Source: MG2, May 2019

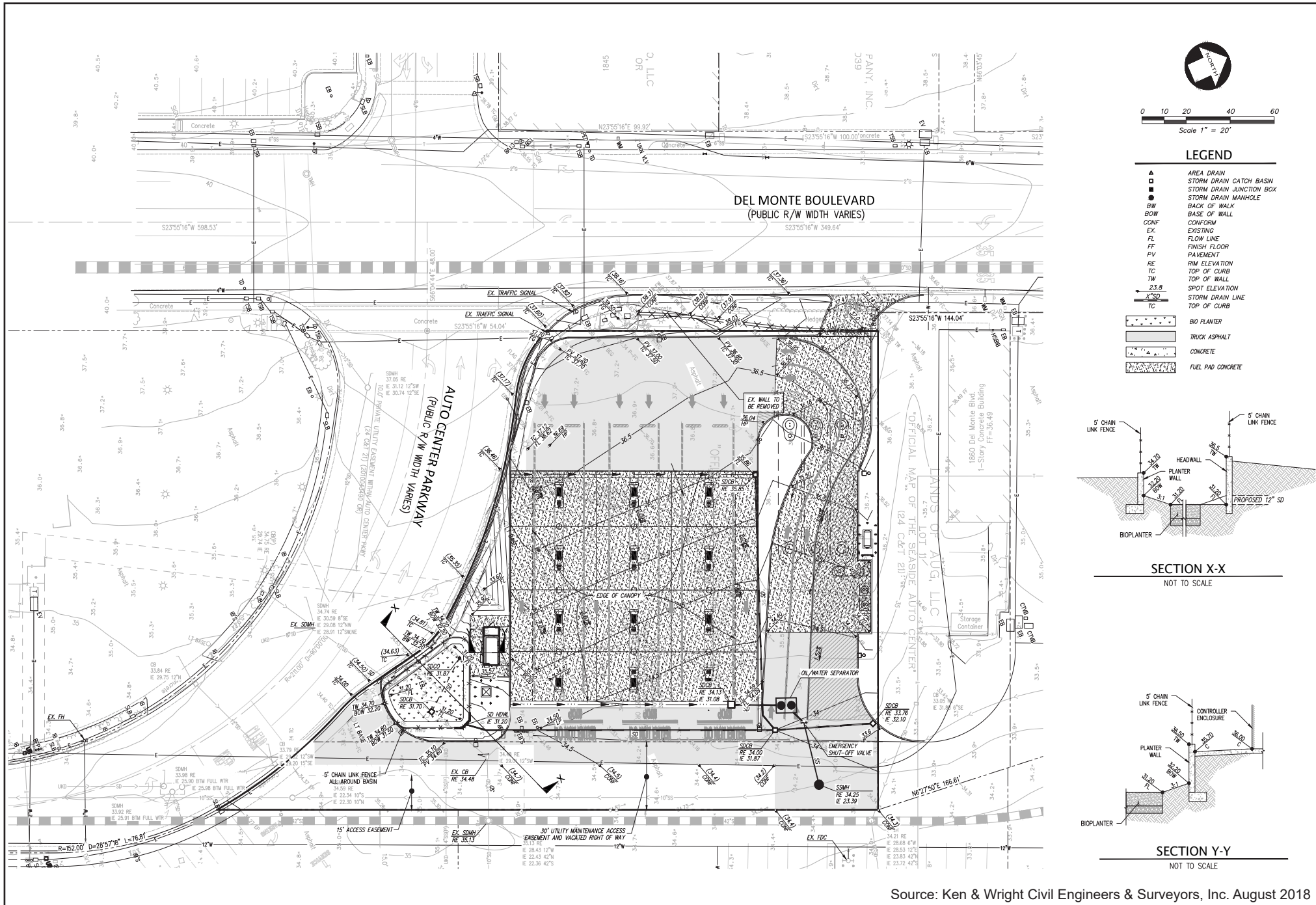
Title: **Fueling Station Rendering**

Date 9/5/19
 Scale NTS
 Project 2019.17



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Figure
5



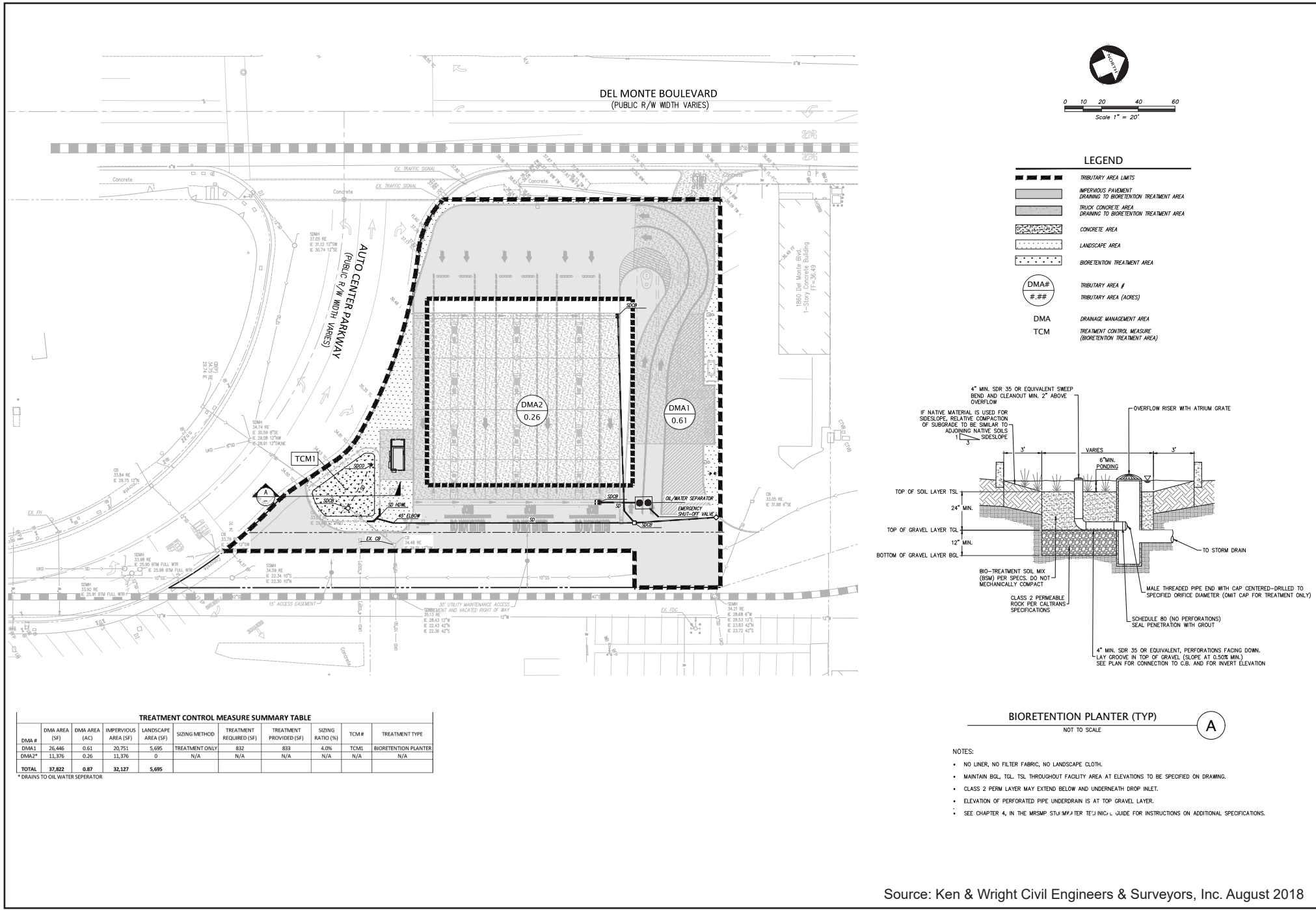
Title: Grading Plan

Date 9/5/19
Scale 1"=20'
Project 2019.17



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Figure
6



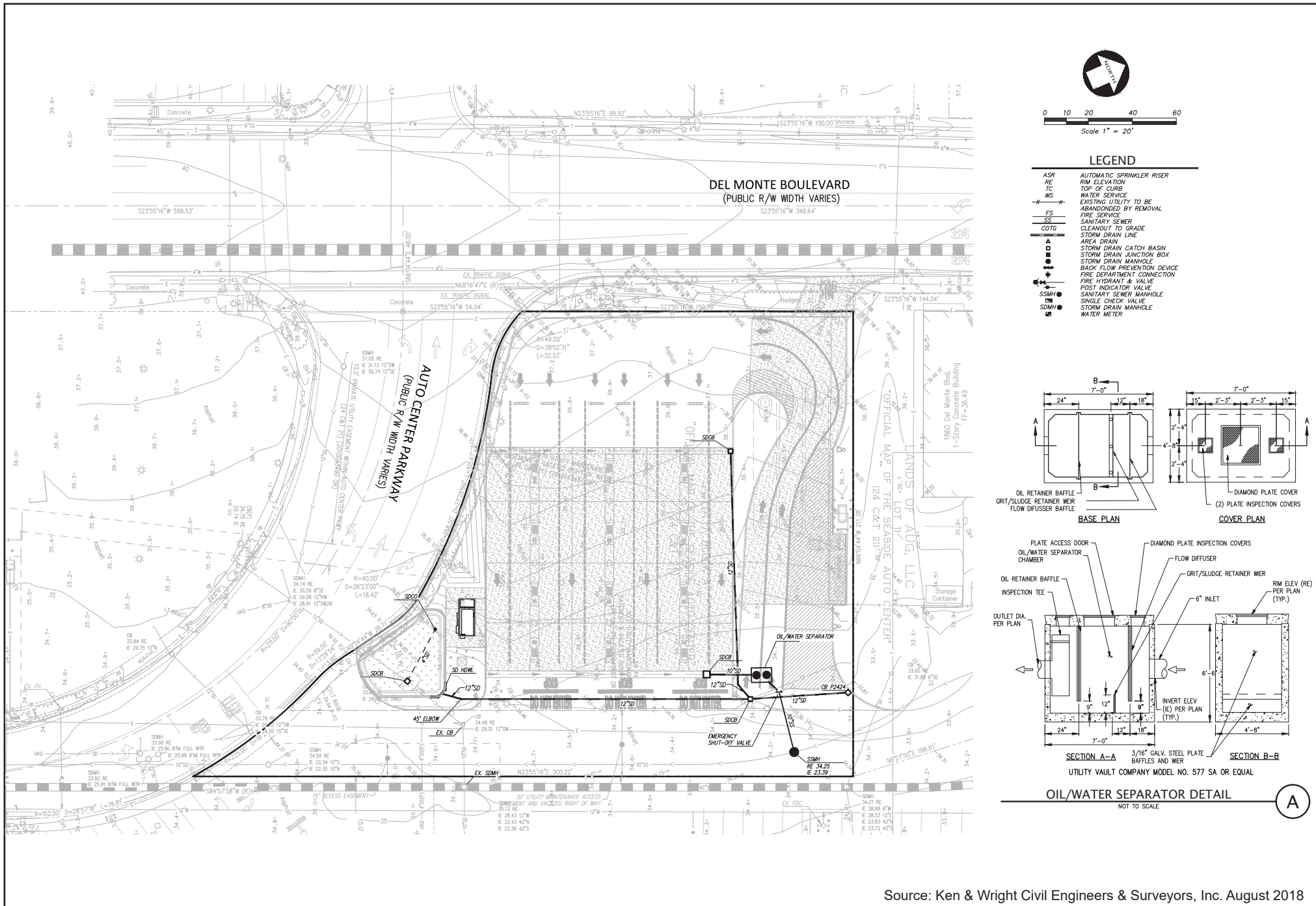
Source: Ken & Wright Civil Engineers & Surveyors, Inc. August 2018

Title: **Drainage Plan**

Date 9/5/19
 Scale 1"=20'
 Project 2019.17

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Figure
7



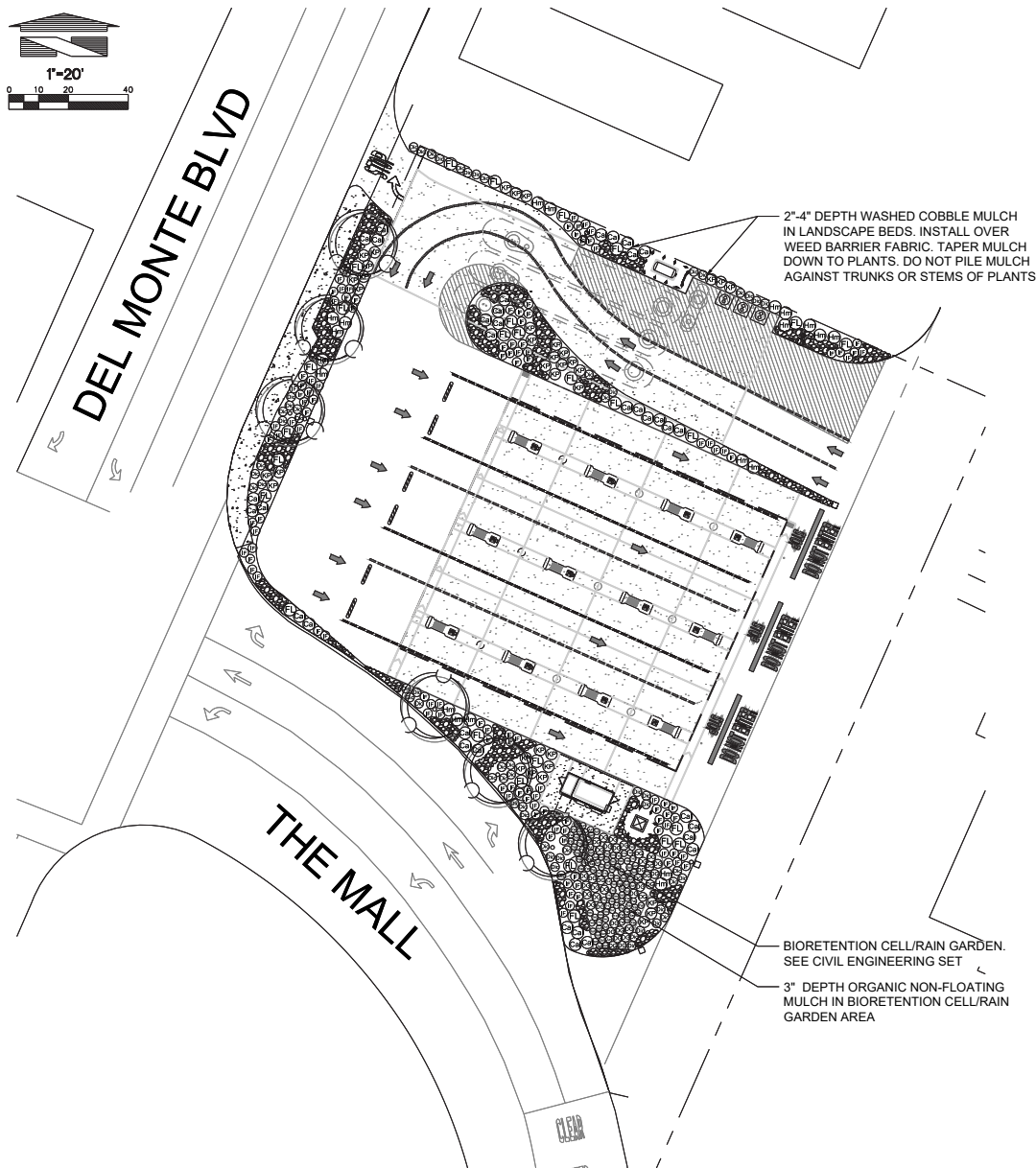
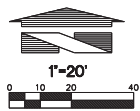
Title: **Utility Plan**

Date 9/5/19
Scale 1"=20'
Project 2019.17



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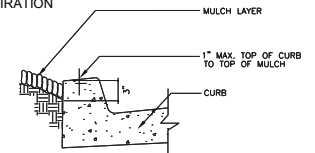
Figure
8



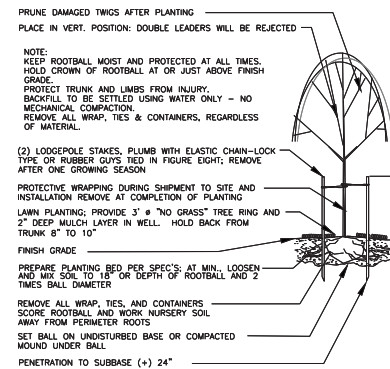
PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE	SPACING	QUANTITY	(ZONE 1)	REMARKS
TREES:						
	PARKINSONIA FLORIDA / BLUE PALM VERDE	15 GALLON	30' O.C.	6	VERY LOW	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
SHRUBS:						
	DICLIPTERA SUBRECTA / HUMMINGBIRD PLANT	1 GALLON	AS SHOWN	57	LOW	FULL & BUSHY
	CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON	1 GALLON	AS SHOWN	35	LOW	FULL & BUSHY
	PHORMIUM TENAX 'DARK DELIGHT' / NEW ZEALAND FLAX	1 GALLON	AS SHOWN	27	LOW	FULL & BUSHY
	ANGOZANTHOS 'AMBER VELVET' / AMBER VELVET KANGAROO PAW	1 GALLON	AS SHOWN	36	LOW	FULL & BUSHY
	ACASTACHE CANA / HUMMINGBIRD MINT	1 GALLON	AS SHOWN	20	LOW	FULL & BUSHY
	FESTUCA IDAHOENSIS / IDAHO FESCUE	1 GALLON	AS SHOWN	116	LOW	FULL & BUSHY
MULCH:						
	2\"-4\" DEPTH WASHED COBBLE MULCH. INSTALL OVER WEED BARRIER FABRIC. OVERLAP FABRIC 6\" ALL SIDES AND ENDS. INSTALL METAL STAPLES TO KEEP FABRIC IN PLACE					
BIORETENTION CELL PLANTS:						
	JUNCUS PATENS 'ELK BLUE' / CALIFORNIA GREY SEDGE	1 GALLON	24\" O.C.	37	LOW	
	DESCHAMPSIA CAESPITOSA 'NORTHERN LIGHTS' / TUFTED HAIR GRASS	1 GALLON	24\" O.C.	37	LOW	
	ACHILLEA MILLEFOLIUM / NATIVE YARROW *CHOOSE NATIVE VARIETY	1 GALLON	24\" O.C.	31	LOW	
	MULLENBERGIA RIGENS / DEER GRASS	1 GALLON	36\" O.C.	38	LOW	

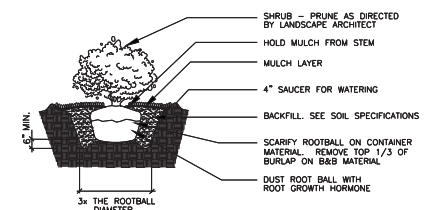
IRRIGATION NOTE: SUPPLEMENTAL WATER IS TO BE PROVIDED WITH A WATER TRUCK ON A REGULAR BASIS DURING GROWING SEASON TO PROVIDE ENOUGH WATER TO ACCOUNT FOR WATER LOST THROUGH EVAPOTRANSPIRATION



MULCH AT CURB DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING/STAKING DETAIL
NOT TO SCALE



NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2\"/>

SHRUB PLANTING DETAIL
NOT TO SCALE

Source: Barghausen Consulting Engineers, Inc. May 2019

Title: **Landscape Plan**

Date 9/5/19
Scale NTS
Project 2019.17

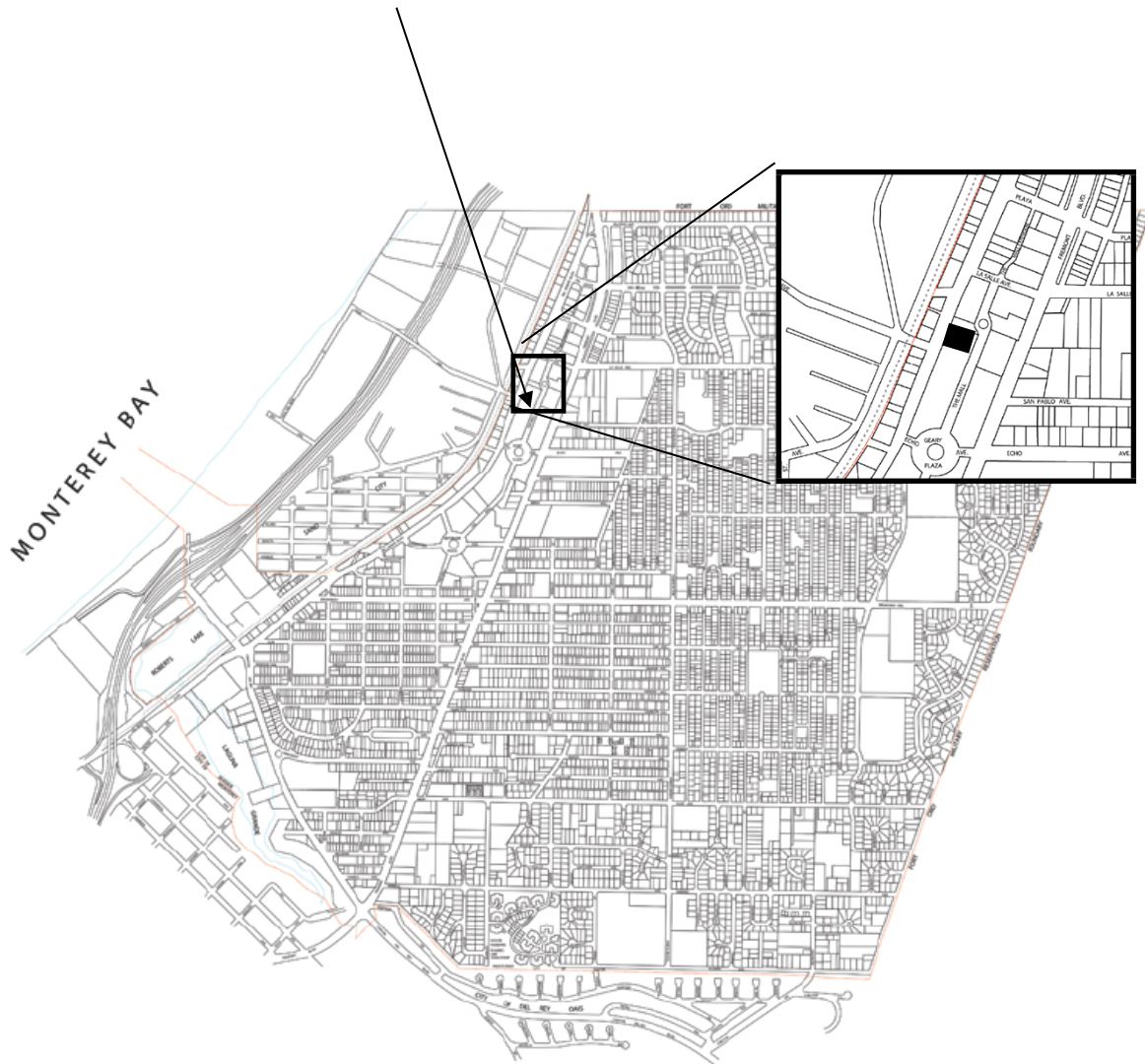


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Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure
9

Attachment 4 Location Map

Project Site: NW corner of Del Monte Boulevard and Auto Center Parkway



Attachment 5

Site Photos



View looking NE from Del Monte Boulevard and Auto Center Parkway



View looking SE from Del Monte Boulevard



View looking NW from the entrance to site from Auto Center Parkway



View from the interior of the east side looking West

MITIGATION MONITORING AND REPORTING PROGRAM

for the Costco Fueling Station Addition Project

The Mitigation Monitoring and Reporting Program (MMRP) is a CEQA required component of the Mitigated Negative Declaration (MND) process for the project (CEQA Guidelines §15074). Specifically, CEQA requires that lead agencies adopting MNDs take affirmative steps to determine that approved mitigation measures are implemented subsequent to project approval (CEQA Guidelines §15074(d)).

As part of the CEQA environmental review procedures, Public Resources Code §21081.6 requires a public agency to adopt a monitoring and reporting program to ensure efficacy and enforceability of any mitigation measures applied to a proposed project. The lead agency must adopt an MMRP for mitigation measures incorporated into the project or proposed as conditions of approval. The MMRP must be designed to ensure compliance during project implementation. As stated in §21081.6(a)(1):

“The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.”

Table 1 is the final MMRP matrix. The table lists each of the mitigation measures and specifies the entity responsible for implementation of the mitigation measure and the time period for the mitigation measure.

CITY OF SEASIDE (CITY)

Project: Costco Fueling Station Addition Project

Location: City of Seaside

APN: 011-523-018-000

Mitigation Monitoring and Reporting Plan

Approval by: _____ **Date:** _____

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Table 1. Mitigation Monitoring and/or Reporting Plan (MMRP) for the Costco Fueling Station Addition Project

Environmental Impact	Mitigation Measures	Responsible Party	Timing	Verification (name/date)
5.2.5 Cultural Resources				
Cultural Resources: Unknown or subsurface archaeological resources or human remains	Mitigation Measure CR-1: If archaeological materials or features are discovered at any time during construction, work shall be halted within 50 meters (150 ft.) of the find until it can be evaluated by a qualified professional archaeologist (defined as one who is certified by the Society of Professional Archaeologists). If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. Mitigation Measure CR-2: If human remains are discovered at any time during construction, work shall be halted within 50 meters (150 ft.) of the find. ▪ The contractor shall call the Monterey County Coroner and await the Coroner's clearance. If the coroner determines the remains are Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. ▪ NAHC shall notify the most likely descendent. ▪ The Native American descendent, with permission of the landowner or representative, may inspect the site of the discovery and recommend the means for treating or disposing with appropriate dignity the human remains and any associated grave goods.	City/Professional Archaeologist	Prior to & during project construction	

Environmental Impact	Mitigation Measures	Responsible Party	Timing	Verification (name/date)
	- The Native American descendent shall complete their inspection and make their recommendation within 24 hours of their notification by the Native American Heritage Commission. The recommendation may include the removal and analysis of human remains and associated items; preservation of the Native American human remains and associated items in place; relinquishment of Native American human remains and associated items to the descendants for treatment; or other culturally appropriate treatment. If the NAHC is unable to identify a descendent or the descendent identified fails to make a recommendation within 24 hours, the landowner shall reinter the human remains and items associated with the Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance. - If the landowner and Native American descendent reach agreement on the appropriate procedure, the landowner shall follow this procedure. - If the landowner and Native American descent cannot reach agreement, the parties shall consult with the Native American Heritage Commission. The landowner shall consider and, if agreeable, follow the identified procedure. - If the landowner and Native American descendant cannot reach agreement after consultation, the Native American human remains shall be reinterred on the property with appropriate dignity.			
5.2.13 Noise				
Noise: Exceedance of Noise Standards during Construction	Mitigation Measure NOISE-1: The following measures shall be implemented to reduce construction-generated noise levels: - Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and between the hours of 9:00 a.m. and 5:00 p.m. on weekends and legal holidays. - Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. - When not in use, all construction equipment shall be turned off and shall not be allowed to idle. Provide clear signage that posts this requirement for workers at the entrances to the site.	City/Contractor	Prior to & during project construction	

Environmental Impact	Mitigation Measures	Responsible Party	Timing	Verification (name/date)
	d. Construction equipment and haul trucks shall be turned off when not in use. e. Construction equipment and material staging areas shall be located at the furthest distance possible from nearby residential land uses. f. To the extent possible, heavy-duty haul truck trips required for project construction should be scheduled during the non-peak hours of the day.			
5.2.17 Transportation				
Transportation: Cumulative freeway impacts	Mitigation Measure TRAFFIC-1: Project #1 of the TAMC Regional Development Fee Nexus Study Update Improvement Projects List is a SR 1 widening project. ¹ The project includes capacity improvements to SR 1 from Fremont Ave southward to at least Canyon Del Rey and makes interchange and related local road improvements in the vicinity of Canyon Del Rey Ave and Fremont Ave.	City/Contractor as to determination of payment of fee	Prior to & during project construction	

¹ See page 25 of the TAMC Regional Development Fee Nexus Study Update (June 2013).