



Seaside Housing Collaborative

Board of Directors Meeting

February 19, 2025 • 10:00am • Blackhorse Room

Oldemeyer Center, 986 Hilby Avenue, Seaside, CA

Meeting Agenda

I. CALL TO ORDER

II. ROLL CALL

III. REVIEW OF AGENDA

IV. PUBLIC COMMENT

V. CONSENT AGENDA

- A. APPROVE THE DRAFT MINUTES FROM THE DECEMBER 18TH, 2024 MEETING

VI. BUSINESS ITEMS

- A. OBTAIN DIRECTION FROM THE BOARD TO PROCEED WITH SUBMITTING RFP FROM DRAFT DESIGNS OF THE TWO PARCELS (DANNY BARRIENTOS)
- B. REVIEW OF WATER ALLOCATION AND WHETHER WATER METERS CAN BE ACQUIRED (ANDY MYRICK AND SHERI DAMON)

VII. STAFF REPORTS

VIII. BOARD MEMBER COMMENTS

IX. ADJOURNMENT

2025 Scheduled Meetings:

- January 15, 2025 – 10:00am
- February, 19, 2025 – 10:00am
- March 19, 2025 – 10:00am
- April 16, 2025 – 10:00am
- May 21, 2025 – 10:00am
- June 18, 2025 – 10:00am
- July 16, 2025 – 10:00am

This body conducts business under the meeting requirements of the Ralph M. Brown Act.

MEETING AGENDA & RELATED MATERIALS

Agendas for regular board meetings as defined by the Brown Act will be posted at the meeting site and the Collaborative's website, if applicable, 72 hours prior to the start of the meeting. Agendas for special meetings as defined by the Brown Act will be posted at the meeting site and the Collaborative's website, if applicable, 24 hours prior to the start of the meeting. Materials relating to an agenda topic that is a matter of public record in open session, will be made available for public inspection 72 hours prior to the start of the regular meeting, or, alternatively, when the materials are distributed to at least a majority of board members.

THE ORDER OF BUSINESS MAY BE CHANGED WITHOUT NOTICE

Notice is hereby given that the order of consideration of matters on this agenda may be changed without prior notice.

REASONABLE LIMITATIONS MAY BE PLACED ON PUBLIC TESTIMONY

The Collaborative's presiding officer reserves the right to impose reasonable time limits on public testimony to ensure that the agenda is completed.

REASONABLE ACCOMMODATION WILL BE PROVIDED FOR ANY INDIVIDUAL WITH A DISABILITY

Pursuant to the *Rehabilitation Act of 1973* and the *Americans with Disabilities Act of 1990*, any individual with a disability who requires reasonable accommodation to attend or participate in this meeting may request assistance by contacting the board's Secretary at 440 Harcourt Avenue, Seaside, CA 93955 or at (831) 899-6891.

FOR MORE INFORMATION

For more information concerning this agenda or for materials relating to this meeting, please call (831) 899-6887



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Draft Minutes

I. CALL TO ORDER

The Meeting called to order at 10:00 AM

II. ROLL CALL

PRESENT: *Chair Oglesby, Vice-Chair Thomas, Director Garnett, Director Winick, Acting Assistant City Manager Bazua*

III. REVIEW OF AGENDA

IV. PUBLIC COMMENT

None

V. CONSENT AGENDA

A. APPROVE THE DRAFT MINUTES FROM THE SEPTEMBER 18TH, 2024 MEETING

On motion by Vice-Chair Thomas and second by Director Winick, and carried by the following vote, the Board of Directors moved to adopt the September 18, 2024 draft minutes. RESULTS: 5-0-0-1 (AYES: Oglesby, Thomas, Garnett, Winick, Basua / ABSTAIN: None / ABSENT: 1



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Draft Minutes (continued)

VI. BUSINESS ITEMS

A. CONSIDER AND PROVIDE DIRECTION REGARDING CITY-OWNED PARCELS (DANNY BARRIENTOS)

The SHC board received a presentation from City Staff regarding city-owned parcels. The SHC board directed City-Staff to research the possibility of an RPF for preliminary architectural designs

VII. STAFF REPORTS

City Staff shared a calendar reminder of the following SHC meetings

VIII. BOARD MEMBER COMMENTS

The Board Members Shared Comments

IX. ADJOURNMENT

The meeting was adjourned at 11:15 AM

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City-Owned Parcels

Jose Bazua: Economic Development Director

Andrew Myrick: Economic Development & Community Planning Manager

Thomas Korman: Public Works Director

Danny Barrientos: Housing Administrative Assistant

Jessica Riley: Finance Director

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1. Encanto Park



1. Encanto Park

- APN: 012-323-042-000
- Existing Use: Listed as Park, vacant lot
- Zoning: OSR (Open Space Reserve)
- Size: 11,327sq ft
- Location: Located between Luzern St. and Vallejo St. (across the street from water tanks located on Yosemite St.)
- Additional considerations:
 - This site is in the process of being updated and zoned as Residential Low in the General Plan.
 - Current zoning, water meter, grading.

2. Vacant Lot by Darwin St.



2. Vacant Lot by Darwin St.

- APN: 012321034000
- Zoning: Residential
- Size: 4,425.82 sq ft
- Location: Land between 1253 and 1273 Darwin St.
- Additional Considerations:
 - Access to water
 - Grading
 - Existing Use: Parking Area

Findings:

City Staff was able to obtain the following information with assistance from Engineering and Planning:

- **Can we do housing on these lots? How many units per parcel?**
 - Darwin can handle one small unit and an ADU.
 - Encanto can handle two units and two ADU's.
- **What will it take?**
 - **Site Survey**
 - **Soil Report**
 - **Preliminary Architect Designs**



Findings: Continued:

Rough cost for residential investigations

- Due Diligence fee: \$4,000
- Site Survey for Darwin: \$4,000
- Site Survey for Encanto: \$4,000
- Soil Reports for both parcels: \$8,000
- Schematic Design for Darwin Parcel: \$15,000
- Schematic Design for Encanto Parcel: \$15,000
- Preliminary Architect Design: ~ \$25,000 per parcel

*Schematic Design to include: site plan, floor plans, exterior elevations & digital 3d model.



Findings: Continued:

Additional considerations and potential cost escalators:

In general, we inform our clients to expect the soft costs (architecture, engineering, permit fees and reports) for a project to be approximately 12.5% of construction costs. In the case of this project, if you were to assume that each lot could get (2) 1,200 square foot houses and (2) 500 square foot ADUs.....and you assumed that construction could be completed for \$700/sf that would yield a total construction cost of approximately \$2,380,000 per site. Thus total construction cost for both lots would be \$4,760,000 for 8 units of housing.

If you assumed 15% soft costs, your total development costs would be approximately

12.5% soft costs: \$ 595,000

Construction Costs: \$4,760,000

Total: \$5,355,000

The aforementioned referenced information is a summary of data received from an Architectural company who responded to our inquiry.

Thank you!