



Seaside Housing Collaborative

Board of Directors Meeting

June 21, 2023 • 10:00am • Seaside Room

Oldemeyer Center, 986 Hilby Avenue, Seaside, CA

Zoom Link:

<https://ci-seaside-ca-us.zoom.us/j/2599412685?pwd=QVNzRWRiZEVFbGtza084dXp1UjAxUT09>

Meeting ID: 820 9792 6214

Passcode: 110881

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Meeting Agenda

I. CALL TO ORDER

II. ROLL CALL

Ian N. Oglesby, Chair
Brenda Thomas, Vice-Chair
Jaime M. Fontes, Director
Reginald Garnett, Director
Mitchel Winick, Director
Rosemary Soto, Director

III. REVIEW OF AGENDA

IV. PUBLIC COMMENT

V. NEW BUSINESS ITEMS

- A. APPROVE MINUTES FROM MAY 17, 2023

VI. PRESENTATIONS

- A. HOUSING DEVELOPER PANEL (ALEXIA RAPOPORT, JANE ROYER BARR – EDEN HOUSING, DANA CLEARY – CHISPA, & MATT HUERTE – MATT HUERTA CONSULTING, LLC)
- B. GENERAL PLAN AND HOUSING ELEMENT UPDATE (ALEXIA RAPOPORT & ANDREW MYRICK)

VII. STAFF REPORTS

A. FUTURE PRESENTATIONS

- SEASIDE HOUSING COLLABORATIVE WEBSITE (JULY 2023)
- WATER PRESENTATION (JULY 2023)

- BOARD RETREAT (AUGUST 2023)

VIII. BOARD MEMBER COMMENTS

IV. ADJOURNMENT

Next Regularly Scheduled Meeting:

July 19, 2023
10:00 A.M.

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) 899-6891.



Seaside Housing Collaborative Board Meeting

May 17, 2023 • 10:00am • Blackhorse Room
Oldemeyer Center, 986 Hilby Avenue, Seaside, CA

DRAFT MINUTES

I. CALL TO ORDER

The Chair called the meeting to order at 10:00 a.m.

II. ROLL CALL

PRESENT: Garnett, Fontes, Oglesby, Thomas

ABSENT: Soto, Winick

III. REVIEW OF AGENDA

No changes.

IV. PUBLIC COMMENT

None.

V. BUSINESS ITEMS

A. APPROVE MINUTES FROM APRIL 19, 2023

On motion by Vice-Chair Thomas and second by Director Fontes and carried by the following vote, the Board of Directors moved to approve the minutes from the April 19, 2023 board meeting.

RESULT: 4-0-0-2

AYES: Garnett, Fontes, Oglesby,

Thomas

NOES: None

ABSTAIN: None

ABSENT: Soto, Winick

ACTION: APPROVED

VI. PRESENTATIONS

A. VACANCY RATE AND HOUSING MOBILITY

The Board received the presentation.

B. COMMUNITY HOUSING SURVEY

The Board received the presentation.

VII. STAFF REPORTS

A. FURUTE PRESENTATIONS

City Liaison Alexia Rapoport provided the presentation to the Board.

VIII. BOARD MEMBER COMMENTS

Comments provided by the Board.

IX. ADJOURNMENT

With no further business, the meeting adjourned at 11:19 a.m.



SEASIDE HOUSING COLLABORATIVE BOARD REPORT

Item No.: 6.A.

TO: Seaside Housing Collaborative Board of Directors
FROM: Kanisha Davis, Secretary
BY: Andrew Myrick, Economic Development and Community Planning Manager & Alexia Rapoport, Housing Program Manager
DATE: June 21, 2023
SUBJECT: **DRAFT GENERAL PLAN AND HOUSING ELEMENT UPDATE**

RECOMMENDATION

Receive presentation from City of Seaside Staff regarding the General Plan and Housing Element Update. Provide comments regarding the Draft Housing and Draft Land Use Elements.

BACKGROUND

Overview:

A General Plan, colloquially referred to as a local government's constitution, is a document which guides long-term development - it represents a once-in-a-generation opportunity to define the vision and goals of a community. This is accomplished by outlining city goals and policies within distinct chapters called "Elements." California Government Code Section 65300 requires that all cities and counties adopt and maintain a General Plan.

The City of Seaside last updated its General Plan in 2004. In 2015, the City began the process of creating a comprehensive General Plan Update, intended to provide a vision for the City through 2040. Extensive public outreach occurred in the preparation of this document (as detailed in greater-depth later in the document). The effort was put on hold during the COVID-19 pandemic, and was reinitiated in late 2022. The document has now been updated to reflect changes to California law that have occurred over the past few years.

The purpose of this Report is to provide a broad overview of the contents of the General Plan as well as a summary as well as a proposed process for completion of the document.

General Plan Content

The City of Seaside's General Plan consists of the following chapters:

- Vision and Guiding Principles
- Land Use & Community Design Element
- Economic Development Element
- Housing Element
- Mobility Element

- Parks, Open Space, and Conservation Element
- Healthy and Sustainable Community Element
- Community Facilities and Infrastructure Element
- Safety Element
- Noise Element
- Implementation

Each of these Elements has been structured to present a vision for the community. Further, each Element identifies specific actions that the City can take in order to implement this vision. The final Chapter on Implementation summarizes these proposed actions and assigns priorities and timelines associated with them.

The general contents of each of the Element can be discerned from the name. However, the Housing Element has certain requirements that affect the process for approval and therefore warrant discussion at this time.

Housing Element

The Housing Element analyzes and addresses the City's housing needs within an eight-year cycle. The City is currently in its 5th Housing Element Cycle (December 2014-December 2023). The Housing Element update will produce the City's 6th cycle Housing Element (December 2023- December 2031). The Housing Element also carries unique statutory requirements related to its update and adoption. The first draft of the updated Housing Element must go through an initial public comment period of 30 days (a period which will begin Monday, May 22nd, 2023). After the public comment period, the City must take at least ten days to incorporate public comment before submitting the draft to the California Department of Housing and Community Development (HCD). Any subsequent drafts to address HCD comments will be posted for at least seven days before resubmitting to HCD. The City must adopt an updated Housing Element that is certified by HCD by December 14, 2023. Consequences of not adopting a compliant housing element by the deadline are significant, and include ineligibility for many state grants, loss of permitting authority, and loss of local control for land use approvals of certain housing developments.

As part of the Housing Element update process, HCD allocates each local jurisdiction with housing targets broken down by income level. This target is called a Regional Housing Needs Allocation (RHNA). Seaside's RHNA allocation for the 6th Cycle Housing Element is a total of 616 units across the following income levels:

- *Above Moderate: 319*
- *Moderate: 156*
- *Low: 55*
- *Very Low: 86*
- *Total: 616*

Local governments are not expected to create the housing outlined in their RHNA target; however, they are responsible for creating the conditions to facilitate the creation of that housing. The Housing Element outlines the City's plans to fulfill its RHNA targets through

policies and programs. A list of sites identified as suitable for development can be found in the Sites Inventory section. An overview of current and future programs the City will implement to advance housing equity can be found in the Affirmatively Furthering Fair Housing (AFFH) section. And, a summary of past accomplishments within the 5th Cycle Housing Element period can be found in the Review of Past Accomplishments section.

Community Outreach

As noted previously, the General Plan document effort was begun in 2015, and the document underwent significant public review prior to the COVID-19 pandemic. In 2016 the City Council approved a Community Engagement Plan (attached) that included public hearings, workshops, and open houses, along with various forms of direct outreach to the community. A copy of the Community Outreach Plan is attached to this Report - all of these items were completed except for the Community Survey (which was determined to be unnecessary).

While this outreach was extensive, it has also been several years since the public has had the opportunity to review this document. Therefore, staff is preparing to conduct additional public outreach. This is proposed to include:

- Posting of the draft General Plan on the City's website and having copies available for review at City facilities.
- The City will host a public workshop at the Oldemeyer Center on June 22, 2023 from 6pm to 8pm to provide an opportunity to learn more about each General Plan Element, ask questions, and share feedback.
- Portions of the General Plan will be brought to individual City Commissions for comment. These will be scheduled during the coming weeks.
- The Planning Commission will also have the opportunity to review the General Plan and provide feedback in late June.
- City Staff plans to attend community events throughout the public review period.

Timeline

As noted above, the City is required to submit its Housing Element for a preliminary review to HCD well in advance of the end-of-year deadline. The City will accept comments on the Housing Element until June 22, 2023, after which staff will spend a minimum of ten business days reviewing the proposed comments and making adjustments as appropriate. The Housing Element portion of the General Plan MUST be adopted by the City Council, in a form acceptable to HCD, no later than December of 2023.

The remainder of the General Plan is not subject to this deadline, and does not require prior review by HCD. However, it is required that an Environmental Impact Report prepared pursuant to the California Environmental Quality Act (CEQA) detailing the impacts of the General Plan be approved along with the General Plan. City staff does not intend to release the proposed EIR until it has had the opportunity to review public comments obtained during the upcoming round of public outreach, in order to ensure that

the EIR reflects the final version of the General Plan.

The timing for the remainder of the General Plan will largely be determined by the public input received and whether it is determined that significant modifications to the proposed General Plan would be necessitated by the input received. Staff will endeavor to present a single, unified General Plan to the Council in December 2023 - however, if this proves infeasible, staff will update Council on the projected completion dates.

ATTACHMENTS

1. Draft General Plan and Housing Element
-

ATTACHMENT 1



City of Seaside

GENERAL PLAN

REVISED PUBLIC DRAFT
MAY 2023





Acknowledgments

City Council

Ian Oglesby, Mayor
David Pacheco
Alexis Garcia-Arrazola
Alex Miller
Rita Burks

Former Council Members

Jon Wizard
Jason Campbell
Alissa Kispersky
Ralph Rubio
Kayla Jones
Dennis Alexander

Planning Commission

William Silva, Chair
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General Plan Task Force

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Jaime M. Fontes, City Manager
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Seri Damon, City Attorney
Lesley Milton, Former City Clerk
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Daphne Hodgson, Former Deputy City Manager

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Alexia Garcia, Housing Program Manager
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Gloria Stearns, Former Economic Development Program Manager
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Regina Lualemana, Sr. Administrative Assistant
Judy Veloz, Former Commander

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Daniel Meewis, Recreation Superintendent

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Paul Blaha, Battalion Chief
Troy Leist, Battalion Chief
David Nava, Battalion Chief
Rosalinda Berrios, Sr. Administrative Assistant
Melissa Fairlauga, Former Sr. Administrative Assistant
Brian Dempsey, Former Chief

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Lisa Wise Consulting
Rincon Consultants, Inc.
TJKM Transportation Consultants
Veronica Tam & Associates
Whitson Engineers

THANK YOU!

Thank you to the community members who participated in the online discussions, attended the workshops and hearings and gave valuable input that helped to create a visionary General Plan.

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Appendix B: Climate Change Vulnerability Assessment

Appendix C: Evacuation Analysis





chapter one

SEASIDE 2040

This updated General Plan represents a roadmap for the future of Seaside and its residents. In preparing for the challenges and opportunities ahead, the Seaside community has developed a General Plan that reflects the unique local identity and generation of new land uses, educational and economic opportunities. The General Plan also seeks to protect the coastal system and preserve the natural habitat that extends beyond the City's boundaries in balance with Seaside's desire to be developed as a well-rounded mixed use community. Equity, sustainability, collaboration, and innovation are centrally embedded in the General Plan goals, policies, and actions to achieve a mixed use community.

Once home to a vibrant military community of 36,000, Seaside has experienced transformational social, political, and environmental changes that have evolved the community over time. The closure of Fort Ord, the dissolution of the Fort Ord Redevelopment Authority, and the COVID-19 Pandemic, coupled with demographic changes have shifted social and economic dynamics across the City. This General Plan Update establishes an updated blueprint for community change, rooted in the values of Seaside residents. It will help the City position itself to generate new opportunities for growth and economic development, while ensuring the protection of open space and an improved quality of life for all residents, particularly those who are most disadvantaged.

Embracing its small town, urban feel, the City will continue to enhance and revitalize existing Seaside commercial corridors and residential neighborhoods. West Broadway will be established as the city's pedestrian-oriented Downtown. The creation of a Campus Town on the north side of the community will enhance and strengthen Seaside's relationship with California State University-Monterey Bay (CSUMB); the Main Gate area adjacent to the Campus Town area will introduce a new regional mixed use center, including housing, arts and entertainment and economic opportunities amenable with CSUMB. In Seaside East, new mixed use and mixed housing neighborhoods will be balanced with habitat protection and open space/recreational opportunities. The City will work towards enhancing the visitor experience for both residents and tourists. The Zoning Code will be updated to establish a form-based code and provide a wide array of land uses and housing mixes to encourage the redevelopment of Seaside's commercial corridors and older residential areas into a higher density, mixed use environment.

The integration of a Complete Streets policy will also encourage important land use changes. Seaside will be more walkable and bikeable, ensuring connectivity across neighborhoods and access to diverse recreational opportunities. In addition, the City will commit to creating a transportation system that serves the needs of all users and ensures that good, safe facilities exist to promote walking, biking, and transit use, as well as driving.

However, steady re-growth has helped to expand and rejuvenate the City's employment base, which will continue to evolve with new business and retail opportunities, while retaining existing small businesses that play an important role in shaping community character.

Given limited general fund revenues, the City will have to determine how to finance, support, and enhance city businesses, services, and programs. Climate change will also impact the city, increasing the number of high heat days, raising sea levels, intensifying coastal flooding, and increasing wildfire risk. Protecting the unique characteristics that make Seaside home, from the diversity of trees and parks to the city's tight-knit neighborhoods and larger multi-cultural community, will prove necessary in evaluating alternatives for the city's future.

A strong commitment to building local partnerships has helped mobilize groups with diverse interests across the city. Churches, schools, unions, and civic organizations have long worked towards creating long standing cross-cultural coalitions and this tradition of civic engagement will continue into the future. Seaside brings together the energy and opportunities to help people succeed and the City should continue to build regional partnerships that support diverse, high-demand and high skill jobs. These are all important building blocks in ensuring that all residents and businesses take ownership of the implementation of the General Plan and work hand-in-hand to build a more healthy and sustainable Seaside.



West Broadway Urban Village Specific Plan

Geography and Location

The City of Seaside is located on the northern portion of the Monterey Peninsula, approximately 115 miles south of San Francisco. The city is bounded on the south by the City of Monterey and Del Rey Oaks, on the West by Sand City, and Marina to the north as shown in Figure 1. The Fort Ord National Monument extends to the east of the city.

Located adjacent to Monterey Bay, Seaside is bordered by Highway 1 on its western flank, the major north-south transportation route along the central coast

that connects Seaside to other cities on the Monterey Peninsula and Santa Cruz County to the north. The City of Seaside encompasses 7.94 square miles. Urban land uses predominate in the city, while open space and former military lands also exist to the north and east of the city.

The Planning Area and Sphere of Influence for the General Plan is defined by the Seaside city limits.

A Short History of Seaside

First People

Seaside is located on the indigenous land of the Rumsen people, also known as Carmeleno and Costanoan, who are one of several groups of the Ohlone. In the eighteenth century, the Rumsen people inhabited the Monterey Peninsula, lower Carmel River Valley, and around Carmel Bay. Although not federally recognized, the Rumsen people sustain a rich cultural and community presence on the Monterey Peninsula.

Early History

The subdivision of Seaside was first planned in 1888 by Dr. John L.D. Roberts, who had come to California from New York the year prior. Roberts purchased an

approximately 160-acre property where Seaside and Sand City are currently located. The land had previously been owned by the David Jacks Corporation. David Jacks had at one time been the richest landowner in Monterey County, acquiring over 100,000 acres.¹

The area was once referred to as East Monterey. By 1891, the community was named Seaside and had its own post office. The community expanded from the original cluster of homes near the slough (later called Roberts Lake).

A street car line was built to connect Seaside with Monterey. The community developed into a working people's town rather than a resort town.²

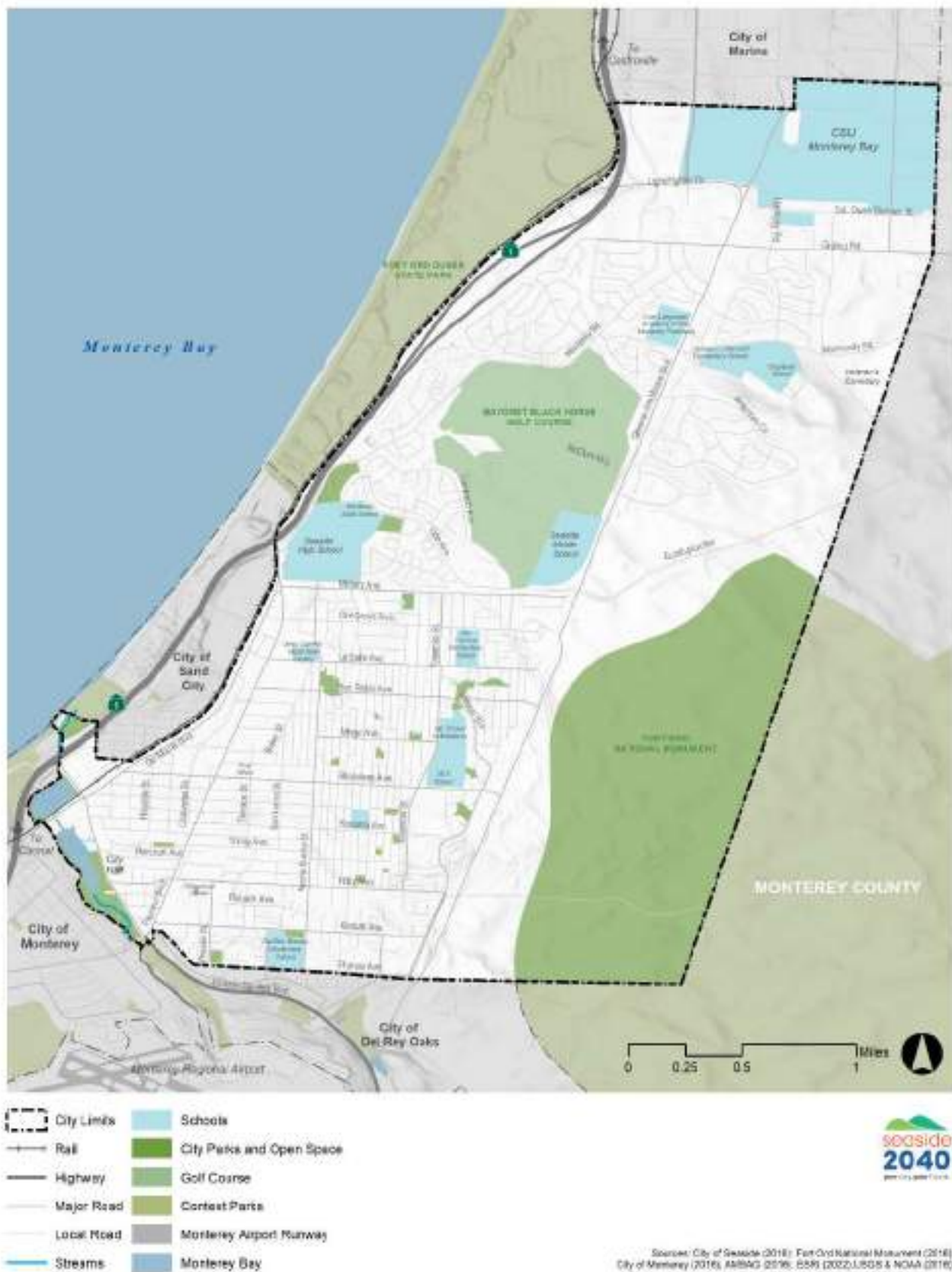


Hotel Del Monte. Photo Courtesy of the California Digital Library



Main garrison Fort Ord. Photo Courtesy of Congress Library

Figure 1: City of Seaside



In 1910, Dr. Roberts, then a Monterey County Supervisor, lobbied President Theodore Roosevelt to locate a military training field on ranch land near Seaside. In 1917, the United States Army purchased land to use as a training ground for field artillery and cavalry troops stationed at the nearby Monterey Presidio. It was called Camp Ord and was re-designated as Fort Ord in 1940, growing into a larger-scale training facility.³

The Depression

The Depression brought new populations into Seaside from the Dust Bowl and from Southern Europe. A diverse population of Mexicans, Italians, Japanese, Portuguese, and a few African Americans began to settle in the city, which gave Seaside a reputation as a multicultural enclave. Seaside housed many of the cannery workers who were too poor to live in Monterey. New homes were built, and small businesses were established to serve the new population. Seaside residents established small businesses along the main thoroughfares of Del Monte Avenue, Broadway, and Noche Buena Street.⁴



Parade in Seaside. Photo courtesy of the City of Seaside Archive.

To establish a sense of community, Seaside residents also organized chapters of different clubs and participated in many public events and parades. Churches also played an important role in Seaside civic life. Military families formed congregations based on race and on shared regional origins, many of which were African American.

World War II

During the World War II era, Fort Ord base's buildup and continued expansion changed the character of the community. Thousands of workers and soldiers came to the area and Seaside's population began to be dominated by military families. Fort Ord had a very diverse military personnel with African American, Mexican, Indian, and Filipino soldiers.

In 1948, federal policy ordered the integration of housing, facilities, and schools on military bases. Fort Ord was the first base to undergo complete integration. This occurred during the same time when Seaside was transforming from a subdivision into a City. The federal government's influence extended into the small community, shaping Seaside into a dynamic multi-racial city.⁵

Post-War Development

The City of Seaside was incorporated in 1954. At that time, the oldest parts of Seaside, in the southwestern portion of the city, became part of the City of Monterey, and much of the shoreline on the west became part of Sand City. The expansion of Fort Ord during the late 1960s through the late 1970s created a demand for housing and services to meet the needs of the growing population. Redevelopment and urban renewal included the construction of State Highway 1, a high school, and a new city hall designed by Edward Durell Stone. Seaside became the second city in the nation to embrace Federal Redevelopment programs, enabling it to overcome the loss of 1/3 of its land and housing and restructure to meet the needs of its growing population.

The federal government's desegregation movement enabled local government to utilize federal funding during the Kennedy and Johnson administrations to redevelop portions of the city and create new infrastructure. "Substandard" housing was demolished, and in its place, new units were built, commercial areas developed, and streets, sidewalks and parks were built. Seaside also obtained federal funding for three major residential and commercial projects (Noche Buena, Del Monte Heights, and Hannon).⁶

The diversity of the City of Seaside made it a unique place to live, work, and play. African American leaders,



Camp Ord in 1941. Photo Courtesy of Congress Library.



Seaside aerial in 1956.

ABG

including Dr. Martin Luther King, played an important role in making the city a center for civil rights. Well educated African American families initiated an era of civil rights activism throughout the Monterey Peninsula. African American residents worked with other groups to ensure city building, civil rights, and social justice.⁷

African Americans also led political movements in the city and on the Monterey Peninsula. At the time, the local chapter of the NAACP had a membership of over 1,000 people and was at the vanguard of challenging discrimination. The NAACP led many successful campaigns, including ones focused on generating employment and economic opportunity and challenging the service industry to hire black workers and allow black guests. The NAACP still maintains an office in Seaside.⁸



Dr. Martin Luther King visited Seaside in 1962. Photo courtesy of the City of Seaside Archive.

Seaside Today

The end of the 20th century witnessed a sweeping demographic transition in Seaside. The U.S. government closed Fort Ord as an active-duty military base between 1991 and 1994 and the city began to shift its identity. The closure of Fort Ord also had significant impacts on the city. Economic restructuring resulted in the loss of jobs, diminishing city revenues, and a sharp decline in housing prices.

In the aftermath of the Fort Ord closure, Seaside initially lost a significant number of its African American population, only to gain increasingly multi-racial populations in the city. As the Latino population expanded, new businesses also opened to cater to new populations.⁹ Former Fort Ord lands have transferred to the City from the government.

The Bayonet Black Horse Golf Course, California State University Monterey Bay, and the Fort Ord National Monument were once Fort Ord lands. Seaside's future areas for development and redevelopment include the Main Gate and Campus Town areas.¹⁰

Seaside's diverse community has continued to work together towards building the future of the City. In 2017, Seaside became the first City on the Monterey Peninsula to formally identify as a "Sanctuary City" – adding public protections to undocumented migrants. A strong grassroots and advocacy base have also led diverse efforts to raise awareness around issues of political, economic, and social justice. In 2021, Seaside was recognized as a Tree City USEA by the Arbor Day Foundation.



Main entrance to CSUMB.



Surplus II area.



Bayonet Black Horse Golf Course

Covid-19 Pandemic

In March 2020, the World Health Organization declared the novel SARS-CoV-2 virus outbreak a global pandemic. Like much of the rest of the world, Seaside shut down to contain the spread and protect its residents. The health, economic, and social impacts from this pandemic will continue to reverberate in all aspects of daily life in Seaside throughout the span of this General Plan. Although the full scope of the pandemic's impact on the economy, housing, and public health remain to be understood, many of Seaside's existing issues have been exacerbated:

- Economic activity declined during the pandemic, with variation across sectors and demographic groups, but affecting the service sector, including the hotel industry and small businesses, in particular.
- As economic activity declined or shifted, unemployment rates rose and more residents were in the economically precarious situation of being rent-burdened. This was paired with continued increases in housing prices while wages stagnated.
- Existing disparities in health conditions, health care access, job sector, and quality of housing (including age of housing and overcrowding conditions) meant that the pandemic hit certain demographic groups the hardest. The Latino population experienced higher positive cases, rates of hospitalization, and deaths from COVID.

While these changes have been significant, the long-term implications of the pandemic cannot be fully predicted today. Projections and trends described in the General Plan may differ from future conditions if there are long-stand fundamental shifts in the economy, as well as other sectors and our behaviors, resulting from the COVID-19 pandemic. Regardless of this uncertainty, the City will address the pandemic's impacts and implement solutions through an equity lens.



City of Seaside and Visiting Nurse Association COVID-19 vaccine clinic at Oldemeyer Center



Seaside City Hall Food Distribution



Masks given out at Seaside City Hall Food Distribution

Purpose of the General Plan Update

The City last updated its General Plan in 2004. Since the creation of the 2004 Seaside General Plan, there have been significant shifts in the city's economic and housing markets, demographics, land use, transportation system, community character, and infrastructure demands. There are portions of the 2004 General Plan that are outdated or no longer reflect the community consensus for the future. These changes and overall conditions in the city were documented in the Existing Conditions Report prepared as part of the General Plan update process. This General Plan Update brings the plan up-to-date by:

- Engaging community members to express their collective values to create a common vision for the city's future.
- Refining the land use and community character vision for potential growth areas of the city.
- Incorporating recently created Plans, such as the West Broadway and Campus Town Specific plans and Civic Campus Feasibility Study.
- Creating updated policies for land use, community design, transportation, infrastructure, and other topics.
- Maintaining the City's stock of housing, especially housing for those with low- and moderate-incomes.
- Addressing recent State requirements regarding housing, climate change, transportation, and environmental justice.

What is a General Plan?

A General Plan is a city policy document required by State law (Government Code Section 65300-65303.4) that provides a "long term, comprehensive, integrated, internally consistent and compatible statement" of goals and policies that reflect local conditions and the community vision. Within this general requirement, some aspects of the general plan are tightly prescribed, while others are left to the discretion of individual cities or counties. The plan serves as a basis for decisions that affect Seaside's future. The law requires that a General Plan address the following eight mandatory subject areas, or "elements:"

- **Land use.** The land use element identifies the location and intensity of land uses throughout the City.
- **Circulation.** This element plans for the transportation system, including roadways, transit, bicycle and pedestrian facilities; it can also address sewer, gas, water, and other infrastructure conveyance systems.
- **Housing.** The housing element seeks to accommodate housing needs for all incomes, groups with disabilities, and the homeless.
- **Open space.** The open space element identifies parks and open space throughout the City.
- **Conservation.** This element guides the use and conservation of natural resources such as soils, wildlife, water, energy, and historic resources.
- **Noise.** This element seeks to limit the community's exposure to excessive noise.
- **Safety.** The safety element seeks to reduce the risk of death, injuries, property damage, and economic and social dislocation from natural and human-made hazards.
- **Environmental justice.** The environmental justice element identifies disadvantaged communities and identifies policies to reduce unique or compounded health risks and prioritize improvements to address the needs of such communities, and provide policies to promote civil engagement.

State law also allows for optional "elements" and for elements to be organized or combined at the City's discretion. Seaside 2040 includes three optional elements: Economic Development, Community Facilities and Infrastructure and Implementation.

Maintenance and Update of the Plan

The Seaside General Plan will be implemented over an extended period of time with a time horizon of 2040. During this time, the long-range planning efforts for Seaside will continue using the goals, policies, and programs in this General Plan to guide growth, development, and conservation. However, the General Plan is a living document. As the City grows and changes, it may become necessary to amend specific policies and implementation actions as economic and demographic conditions change and while new ideas about growth and conservation are formed. In fact, State Law requires annual reviews of implementation actions and recommends that the entire General Plan be thoroughly reviewed every five years to ensure it is still consistent with the community's goals. Any part of a General Plan may be amended to accommodate changing conditions.

Property owners, the Planning Commission, the City Council, or City staff may propose amendments. Proposed changes must be reviewed by the Planning Commission and the City Council at public hearings and potential environmental impacts must be evaluated in accordance with the California Environmental Quality Act. Community members, neighborhood groups, and local organizations are encouraged to get involved in the ongoing planning efforts of the City and to participate in the implementation of the General Plan. By maintaining active engagement in the process, Seaside's residents can be part of shaping the city to make it an even more inclusive, vital, and thriving city than it is today. Additional details on General Plan interpretation are included in the "How to Use the General Plan" section.



Seaside National Night Out Celebration.

Plan Organization

This General Plan is comprised of the State-mandated elements, and additional optional chapters (i.e., Economic Development, Community Facilities and Infrastructure, Implementation). Government Code Section 65301 allows the general plan to “be adopted in any format deemed appropriate or convenient by the legislative body, including the combining of elements.” Consequently, some elements of this general plan rely upon policies or information in other chapters in fulfilling the individual element’s statutory requirements.

- **Chapter 1 – Introduction.** The Introduction presents a picture of Seaside’s transformation, identifies changes to the natural and urban landscape, and a brief history of community change in the city. The chapter also includes a brief summary of issues and opportunities facing the City. This chapter concludes with a description of the purpose of the General Plan and suggestions for maintaining and updating the plan.
- **Chapter 2 – Vision and Guiding Principles.** This chapter sets the Vision and Guiding Principles for what Seaside is striving to become and provides a framework for how it will get there. The vision is intended to be realized over the course of 20 years and is intended to be guided, well-planned, phased growth and development. It is expected that the vision and guiding principles will help decision makers thoughtfully shape decisions relating to new development and update the City’s various plans and ordinances. This chapter also includes a brief outline of major strategies and physical improvements to help further the vision for the General Plan.
- **Chapter 3 – Land Use and Community Design.** This element presents the approach to land use and urban design, providing clear parameters for future development and change in the city. Within this element are the distribution of existing land uses and detailed General Plan land use designations for each sub-area. Finally, this element includes a designation map and goals and policies describing the community’s preferences and priorities for the character and appearance of the city.
- **Chapter 4 – Economic Development.** This element presents a summary of existing economic and market conditions, in addition to providing goals and policies related to: 1) business attraction and retention, and 2) jobs and workforce development. It highlights the city’s unique economic position and addresses the potential for economic growth, new jobs, and the need for fiscal stability.
- **Chapter 5 – Housing.** The General Plan includes the State-mandated Housing Element, which needs to be updated more frequently than the rest of the General Plan. The Housing Element Technical Appendix is contained in an appendix at the end of the General Plan. The Housing Element includes the City’s existing and projected housing needs, the need to maintain affordable housing, and impacts of changing demographic trends. The element additionally provides related policies on maintenance and preservation of housing and neighborhoods, diversity of housing, housing protections, and variety of housing needs. The 6th Cycle Housing Element will be released separate for public review in 2023.
- **Chapter 6 – Mobility.** This element presents the approach to mobility, addressing the circulation system, complete streets, and coordination with land use decisions in the city. Included in this element are descriptions of street types and the circulation network map, as well as goals and policies addressing existing and future transportation facilities in Seaside for pedestrians, bicycles, and transit.
- **Chapter 7 – Parks and Open Space.** This element presents the community’s desire for safe, accessible, high-quality green spaces, including parks, open spaces, and recreational facilities. Within this element are the distribution of existing park and recreational areas, including details on facility types and needs. The element additionally provides information on recreational programming. Finally, this element identifies goals and policies describing the community’s preferences and priorities for park, open space, and recreational facilities in the city.

- **Chapter 8 – Conservation.** This element addresses the conservation, development, and sustainable use of Seaside’s natural resources, including, but not limited to, environmentally sensitive species, habitat areas, and scenic and visual resources. Strategies to manage the adverse impacts of stormwater runoff and climate change the environment are also discussed. In addition, this element provides guidance to enhance and protect cultural and historic resources, including tribal resources, former Fort Ord sites, and significant people, places, and events in the city.
- **Chapter 9 – Healthy and Sustainable Community.** This element presents the community’s vision for promoting a healthy and sustainable environment in Seaside. It acts as the City’s environmental justice element, identifying disadvantaged populations and establishing goals and policies related to health care access, neighborhood design and safety, workforce training, community engagement, and healthy food access, among others. It also includes goals and policies that address greenhouse emissions, renewable energy, conservation, and green waste and recycling.
- **Chapter 10 – Community Facilities and Infrastructure.** This element presents the community’s interest in maintaining efficient and well-managed community facilities and infrastructure, including water, energy, waste, and telecommunications networks. The element also includes goals and policies that address the provision of public facilities and services, including city facilities and schools. Finally, the chapter also addresses coordinating efforts and strategies with CSUMB’s future expansion.
- **Chapter 11 – Safety.** This element presents public safety challenges in the city, including emergency services, seismic hazards, flooding, wildfire, climate change, and hazardous materials. This chapter also includes identifies potential safety risks and describes how climate change will alter that risk profile. The element contains goals and policies that will help guide the City’s decisions related to new development and the risks to the health, safety, and welfare of the community.
- **Chapter 12 – Noise.** This element addresses the community’s approach for minimizing noise levels in the city and contributing to a higher quality of life. The element analyzes and quantifies existing and future noise levels. It includes maps summarizing the results and presents goals and policies for managing exposure to excessive noise, including enforcement of noise standards, land use planning, site design, and innovative building technology.
- **Chapter 13 – Implementation.** The General Plan Implementation chapter provides strategic steps for attaining the vision for the future of Seaside and guidance about how to attain that future. City staff, as part of their duties to the City, will carry out the goals and policies of the plan, in partnership with community residents and coordination with local and regional agencies. To assist with the effort of implementing this General Plan, this final chapter provides a list of actions with a brief description, level of priority, time frame for accomplishing the tasks, and responsible parties for each action. This chapter also includes a list of major physical improvements known at the time of writing and indicators to measure the successful implementation of the General Plan.
- **Appendix A: 6th Cycle Housing Element**
- **Appendix B: Climate Change Vulnerability Assessment**
- **Appendix C: Evacuation Analysis**

How to Use this General Plan

Each element of the General Plan is organized with the following sections:

- **Statutory requirements.** A short explanation of the mandatory state requirements for each element – what must be included in the section to be certified as a legally binding document.
- **Setting the scene.** A summary of the key topics and issues facing the community. The issues serve as background for the goals and policies and are derived from the Existing Conditions Report prepared as part of this General Plan update and community engagement.
- **Goals and policies.** Each element contains goals and policies responding to the key issues associated with achieving the community's vision, and are intended to provide clear direction on how the City will implement the overall vision of this plan.

Together, the General Plan language creates a hierarchy of goals and policies that will be mandated, encouraged, or allowed by the City over the next 20 years.

Goals, Policies, and Actions

Each element of this General Plan contains goals and policies. Implementation actions are included in Chapter 12 "Implementation," but are organized by the same topics as each chapter. All of these guide decision-making, and are defined as follows:

Goal

Overall statement describing a need, concern, opportunity, or desire. Goals are broad in both purpose and aim, but are designed specifically to establish positions or directions. The following is an example of a goal:

- **Goal POC-1:** Abundant new park and recreational facilities to serve Seaside.

Intent

An explanatory statement that provides justification, rationale, and background on the related goal. The intent gives a clearer picture of why the stated goal is important

to the wellbeing and success of the City moving forward, and gives specificity on the desired outcomes.

- **Intent:** The lack of park space in the city will only intensify with future population growth. Close proximity to parks, open space, and recreational facilities encourages use, but can also facilitate opportunities to engage in physical exercise. Developing parks in areas with limited or no access to green space is particularly important. This goal seeks to increase the amount and availability of park and recreational facilities for all Seaside residents.

Policies

Specific position statements that support the achievement of goals and serve as guides to the City Council, Planning Commission, other City commissions and boards, and City staff when reviewing development proposals and making other decisions. Policies seek to achieve the goals by mandating, encouraging, or permitting certain actions. Certain policies are critical and must be implemented. Thus, compliance with the policy or action is mandatory. The following is an example of policies in the Seaside General Plan:

- **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, Campus Town, and Seaside East.

Actions

The Implementation chapter and the Housing Element include actions, such as physical improvements and programs that implement the vision, goals and policies of the General Plan. The actions differ from policies in that they are intended to be one-time activities, such as creating a plan.

- **Vision Zero Action Plan.** Prepare a Vision Zero Action Plan that sets forth goals and targets to reduce car crash deaths and collisions, including active transportation and street design strategies, safe routes to school, and multi-modal transit initiatives.

Interpretation of the General Plan

This plan should be interpreted with the following concepts in mind when making subsequent General Plan consistency conclusions and implementation decisions. As discussed by the Supreme Court in *Leshar Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal.3d 531, a general plan is “simply a statement of policy to govern future regulations.” “General plans ordinarily do not state specific mandates or prohibitions. Rather, they state policies, and set forth goals.” (*Napa Citizens v. Citizens for Honest Government v. Napa County Board of Supervisors* (2001) 91 Cal.App.4th 342,378.) As also discussed in the Governor’s Office of Planning and Research (OPR) General Plan Guidelines, “given the long-term nature of a general plan, its diagrams and text should be general enough to allow a degree of flexibility in decision-making as times change.” (Office of Planning and Research 2017, page 380.) This General Plan attempts to balance a range of competing interests. It follows that it is nearly, if not absolutely impossible for a project to be in perfect conformity with each and every policy set forth in this General Plan. The City’s decision-making bodies will have discretion to approve a project even if it is not consistent with every individual goal, policy, or implementation measure contained herein.

All general plans, including this one, must also address a host of concerns within a consistent, well-integrated policy framework. In implementing the plan, it is the task of the City Council (or its delegates) to make policy determinations in a manner that promotes the overall goals of the plan and the public welfare, in accordance with existing resources, staffing, and priorities available at the time. Policy and program implementation will require reasonable and thoughtful consideration of other plan policies. In many instances the City’s decision-makers will have to balance the policy consequences of approval versus the consequences associated with denial (e.g. Gov. Code Section 65589.5(a) and (b) [noting that denial of a project may itself result in adverse environmental consequences and policy implications]). Such implementation decisions will come up on a case-by-case basis as the City Council, Planning Commission, City staff, and others work to effectively implement the entire plan.

Another overall principle to guide the reading, interpretation, and implementation of the plan is that none of its provisions will be interpreted by the City in a manner that violates State or federal law. In reading every provision of the plan, one should infer that it is limited by the principle, “to the extent legally permitted.”

Plan Implementation: The City’s General Plan includes implementation measures. The following principles guide Plan implementation. (1) Implementation can take time, especially when needed resources are limited and required for more than one program, (2) Because implementation can take time, the City Council, and those to whom the Council delegates, may need to prioritize programs. The General Plan contemplates this ongoing process as part of the City’s policy-making function, (3) While the General Plan identifies specific programs, implementation measures may be adjusted over time based on new information, changing circumstances, and evaluation of their effectiveness, so long as they remain consistent with the overall intent of the plan, (4) It is important to note that by adopting Implementation Measures, which are not required to be included in a general plan, the City does not intend to establish additional general plan goals or policies. Because the Implementation Measures are intended only as an aid in implementation of the General Plan, they are included in the plan only for convenience and updates to these sections will not be considered amendments to the General Plan, (5) To the degree that these sections conflict with the language of the goals, policies, and land use designations they implement, the language of the goals, policies, and land use designations shall govern.

Other Planning Documents

The Zoning Code, Specific Plans, and other planning proposals and plans are tools used for the systematic implementation of the General Plan. As such, these documents must be consistent with the goals, policies, and standards of the General Plan. While summarized below and elsewhere in the General Plan, these plans have not been incorporated into the General Plan, and revisions to these documents shall not be considered an amendment to the General Plan.

California Coastal Act/ Local Coastal Program

The California Coastal Act requires that the City's Local Coastal Program (LCP) contains specific coastal access and beach management components to "assure that maximum public access to the coastal and public recreation areas is provided." In the case of Seaside, this includes, but is not limited to, the protection of scenic and visual qualities of coastal areas, water quality and resources, hazard mitigation, natural habitats, and recreation. The General Plan is consistent with Seaside's LCP.

Seaside Zoning Code

The Seaside Zoning Code classifies and regulates the uses of land and structures within the City. The Zoning Code is adopted to protect and to promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents and businesses in the City. By law, the Zoning Code must be consistent with the General Plan, including zoning, subdivision regulations, capital improvement programs, specific plans, housing programs, and economic development programs.

West Broadway Urban Village Specific Plan

The West Broadway Urban Village Specific Plan presents a conceptual framework for the future of Seaside's downtown. The "urban village" establishes a node of activity around West Broadway Avenue, including mixed-use, residential development, and a transit hub. The General Plan is consistent with the vision presented in the West Broadway Urban Village Specific Plan.

Campus Town Specific Plan

The Campus Town Specific Plan facilitates the development of a diversity of uses, including single and multifamily dwellings, hotels and hostels, entertainment and retail, and "makerspace" uses. The project also proposes new park and recreational areas and infrastructure to support all these uses. The proposed Specific Plan area, approximately 122 net acre, is within the former Fort Ord Army Base.



West Broadway Urban Village Specific Plan.





chapter two

VISION AND GUIDING PRINCIPLES

This chapter describes the vision laid out by the community for Seaside 2040. The Vision, Guiding Principles, and supporting strategies presented lay the groundwork for the future development of the city. Extensive community engagement shaped the vision and guiding principles.

Vision

Seaside is a vibrant, proudly diverse, energetic, and close-knit community, with extraordinary natural beauty, quality of life and economic opportunities. It is socially just and culturally rich with healthy neighborhoods. People are attracted to the city's character, social diversity, cultural identity, rich history, and abundant natural resources and open space networks. The city is welcoming of all people and strives to be a diverse, peaceful, healthy, and balanced community on the Monterey Peninsula.

Seaside is economically diverse and prosperous with new innovative industries and strong local businesses with a vibrant downtown that attracts residents and visitors to the Peninsula. New development on former Fort Ord lands supports the regional economy, capitalizes on proximity to California State University of Monterey Bay (CSUMB), and provides benefits for all the city's residents. Seaside offers education and training for youth – the next

generation of City leaders – and adults, and support of high-quality job placement opportunities for all residents.

Seaside is a community with thoughtful, planned growth and well-designed neighborhoods that respect and complement the natural environment. A variety of housing, recreational, and economic development opportunities are available that clearly identify Seaside as a destination on the Monterey Peninsula with access to regional-serving employment, CSUMB and other educational institutions, and the Fort Ord National Monument. A multimodal transportation system supports diverse land uses and mobility for all residents.



Community meeting #4.

Guiding Principles

To achieve the realization of the vision for Seaside, the City will focus on the following principles:

1. An Inclusive City for All

Seaside honors diversity, embracing the city's history as a place where everyone can thrive, regardless of race, class, income, age, culture, or sexual orientation. The people of Seaside value the diversity of our community and that everyone has the opportunity to participate in City government.

2. One City

Seaside weaves together existing Seaside neighborhoods with military housing areas and new neighborhoods and employment districts on former Fort Ord lands to create a single, identifiable community on the Peninsula. New neighborhoods grow incrementally over time, incorporate multiple housing types, connect to the existing circulation network, and relate physically and architecturally to adjacent neighborhoods.

3. A Destination

Seaside is a regional destination for culture, business, economic opportunity, education, and recreation on the Peninsula. The city is home to small, unique businesses, music and cultural events, CSUMB and educational institutions, corporations, and the Fort Ord National Monument. The City encourages housing, services, and amenities that serve the Fort Ord National Monument and Dunes State Park visitors as well as CSUMB students and faculty.

4. A City where Economic Prosperity Is Shared by All

Seaside's diverse economy allows prosperity to be shared by all residents. Residents have access to educational and training opportunities within the Seaside region, through its many higher education and technical institutions, to overcome employment barriers or transition to higher-quality jobs. A highly-trained and skilled workforce helps attract new businesses to the city.



Transportation alternatives at community meeting #4.

5. An Economically Diverse City

Seaside leverages its unique Peninsula location, proximity to CSUMB, and the former Fort Ord lands to create new job opportunities and support a range of economic sectors. The City supports small, local businesses and start-up entrepreneurs.

6. A City that Celebrates and Learns from its History

Seaside connects residents and visitors to its unique past as a center of the Civil Rights movement and as the home of former Fort Ord, the first integrated military base in the country. The City's rich and complex history of civil rights helps define Seaside's path forward.

7. A City with a Downtown

West Broadway is the heart of the community, creating a vibrant, walkable downtown with high-quality streetscape design, retail and entertainment, community gathering spaces that are welcoming to all people, and buildings that support pedestrian comfort and safety.

8. A City with Distinct and Complete Neighborhoods

Seaside's new and existing neighborhoods have distinct identities that help to distinguish them and nurture a sense of pride and belonging among residents. Neighborhoods have housing, amenities, and parks and recreational uses, while well-connected to jobs and commercial areas that enliven Seaside's residential areas. They are clean, attractive, and beautiful.

9. A City with a Range of Housing Options

Safe and healthy housing options meet the needs for multiple generations and incomes. Seaside provides a variety of housing types to serve a broad and diverse community of new and existing residents, allowing people and families to transition from one housing type to another as their needs change over time, without adversely impacting people's quality of life.

10. A City with Affordable Housing

Seaside preserves and expands the supply of affordable housing opportunities for current and future residents by removing barriers and helping connect people to these new housing opportunities. When sites are redeveloped, there is no net loss of affordable housing. The impacts of displacement for residents during redevelopment are minimized.

11. An Active City

The City provides high-quality community and recreational facilities, safe routes, parks, and open spaces to meet recreational and social needs of youth and adults. Seaside residents, workers, and visitors have the opportunity to participate in a broad range of recreational and sports activities.

12. A City with Supportive Services

Seaside provides multiple City services that support and enhance quality of life of people and families. The City creates and runs programs that are accessible and affordable to all. These programs include supporting childcare and schooling, and police and fire departments.



Small group discussion at community meeting #5.



Interactive exercises from community meeting #2.

13. A Healthy City

Seaside makes decisions to support the physical and mental health of its residents. The City improves access to open spaces and healthy food, limits pollution, and increases access to health care, mental health services, and preventive care services. Resources and services are prioritized in the identified Disadvantaged Communities.

14. A City with a Focus on Active Transportation

Seaside supports a multi-modal transportation network that enhances neighborhood connectivity and provides opportunities for active transportation and complete streets. New pedestrian and bicycle connections and programs will make it easier, more comfortable, and safer for residents, workers, and visitors to meet their daily needs and access regional destinations, such as the Fort Ord National Monument, Fort Ord Dunes State Park, Seaside Beach, CSUMB, and adjacent communities.

15. A Safe City

Seaside promotes neighborhoods where everyone feels safe and looks out for each other. The City fosters safe neighborhoods through good community and environmental design that promotes a mix of uses and active, well-maintained streets.

16. A Creative City

Seaside embraces the creative culture and the artistic pursuits of our diverse community by cultivating their talents and expertise. The City continues to support cultural events and parades that promote our community's cultural diversity and ecological sustainability ideals.

17. A Sustainable, Resilient City

Seaside supports innovative programs and policies for advancing environmental sustainability and addressing climate change within itself and through regional partnerships. The City uses cleaner energy, promotes alternative transportation, conserves water, and reduces greenhouse gas emissions, such as through electrification, to increase community awareness and resiliency to climate change. These efforts also provide additional co-benefits for the community, including increased public safety, improved air quality, and greater economic stability.

18. An Environmentally-Sensitive City

Seaside stewards natural resources and habitat in the city and former Fort Ord lands. New development uses land efficiently to protect sensitive areas. Native trees are maintained and protected, when feasible.

19. A Responsible, Transparent, and Responsive City

Seaside is a Peninsula leader by actively working towards its vision, monitoring its actions, and adjusting course. Seaside conducts business in an open and transparent way that encourages everyone to participate. The City works with residents and organizations to achieve its vision.



Community engagement in Seaside.

Major Strategies

The Seaside 2040 Plan has identified a series of major strategies and physical improvements that should occur over the next 20 years. The strategies include neighborhood enhancement strategies, including addressing parking and circulation issues, to long-term transformations of different areas of the City, including Downtown Seaside, Campus Town, and Seaside East, as illustrated in Figure 2. The major strategies are listed below.

1. Create a vibrant Downtown Seaside

Seaside has lacked a traditional Downtown that serves as an anchor for residents and visitors. The General Plan and West Broadway Urban Village Specific Plan envision a walkable, pedestrian-oriented streetscape with buildings placed close to the sidewalk, ground floor retail, and new residential units along West Broadway Avenue. Active ground-floor retail will be focused in the centers to create a lively shopping experience. Similarly, East Broadway Avenue will be transformed into a mixed-use corridor with higher-intensity mixed-use centers at Fremont Boulevard and San Lucas Street. Residential uses will provide for an appropriate transition between East Broadway and the neighborhood to the north. Residential-only buildings will be allowed where retail is not required.

2. Transform Fremont Boulevard into a mixed-use corridor

Fremont Boulevard will be transformed from an auto-oriented corridor characterized by low density uses into a beautiful mixed-use corridor with higher-intensity mixed-use centers at Hilby Avenue, Broadway Avenue,

and Echo Avenue. Active ground-floor retail will be focused in these centers, supported by improvements to streetscapes and sidewalks. A lower-intensity mix of uses will be encouraged between the centers. On key stretches, Fremont Boulevard will be narrowed to create a more walkable, pedestrian-oriented street. Buildings will be placed close to the street in a pedestrian-friendly way, with residential-only buildings allowed in mixed use low areas.

3. Enhance the Auto Center for diverse employment

The Seaside Auto Center and auto-related businesses will continue to be a major contributor to Seaside's fiscal health. However, emerging trends in the transportation sector, such as autonomous vehicles, electrification, and shared mobility, may disrupt the automotive industry and affect how auto-related businesses use land in Seaside. If these transformations occur, the City will maintain this area as a vibrant center for employment, supporting a diverse mix of companies, jobs, and makerspaces, while creating more walkable blocks.



West Broadway Urban Village Specific Plan.

4. Preserve established neighborhoods

Existing low-density neighborhoods contain the majority of Seaside's families and long-term residents, and make Seaside a wonderful place to live. Moving forward, the priority is to preserve and enhance these residential areas by maintain the overall scale and character, while improving current issues, such as lack of parking access to recreational parks and open spaces, and improving the bicycle network. The homes in these areas will continue to evolve as houses are renovated, sensitive additions added and second units constructed that add to the overall supply of housing in the city.

5. Renovate multifamily areas with a greater diversity of housing

Seaside needs a diverse housing inventory to meet the changing needs of the community. Demographic shifts in the last two decades require a range of housing options that can give residents choice and the ability to age in place as their housing needs evolve over time. While Seaside has more affordable housing inventory compared to other communities in the Monterey Peninsula, rising costs have compelled many, especially those with lower incomes, to live in inadequate and overcrowded housing. The city's mixed density neighborhoods adjacent to Fremont Boulevard present an ideal opportunity to expand affordable housing choices, which will benefit many, including young professionals looking to remain or relocate to Seaside, first-time buyers, or seniors looking to downsize, among others. The General Plan promotes a diverse mix of building types and unit sizes, encourages new deed-restricted affordable housing, and incentivizes the renovation or redevelopment of older multifamily buildings.



Example of corridor mixed-use development.

6. Build a Campus Town adjacent to CSUMB

A long-term opportunity exists to capitalize on the adjacency of CSUMB by providing campus-supporting uses for the University student and faculty population and the broader Seaside community. The Campus Town Specific Plan, finalized in early 2020, provides a framework for the development of a new neighborhood with a diversity of land uses, new community parks, and safe and convenient walking and biking paths with easy access to CSUMB. The area is approximately 120 acres and is intended to be developed with up to 1,485 housing units, 250 hotel rooms, 150 square feet of retail, dining and entertainment, and 50,000 square feet of office, flex and makerspace with some light industrial, including opportunities to house start-up ventures that typically spin off from research at the University. These different uses will be connected and surrounded by new parks and recreational areas, and by supporting infrastructure. The development will be done in three phases with an anticipated completion date of 2034.

7. Develop a mixed-use gateway at "Main Gate."

Located immediately to the east of Highway 1, the General Plan envisions that this area will transform into a mixed-use center with retail, institutional, residential, and entertainment uses. This area can also serve as an entryway to the Fort Ord National Monument and Fort Ord Dunes State Park with appropriate signage and monument-supporting uses. The General Plan will guide the form and character of this new district, calling for an urban streetscape character, organized around a central community space or spaces, to create a "main street" shopping experience. The area will also include government offices and be home to the Monterey County courthouse. Street and block patterns will be designed to provide safe, convenient, and comfortable circulation for pedestrians and bicyclists. Natural open spaces and the area adjacent to Highway 1 will be preserved.

8. Create entryways to the City's key amenities and destinations

To draw regional tourism to the city's unique natural and recreational assets, and to maximize the exposure and usage of these areas, there will be visitor-serving uses at identified entrances to Fort Ord Monument and the Dunes State Park (located at the eastern ends of Hilby,

Broadway, Military, Eucalyptus, Gigling, and others). Appropriate uses might include cafes, restaurants, and other food retail, recreational services (bicycle shops, kayaking, etc.), arts and entertainment, and lodging.

9. Develop Seaside East with sustainable neighborhoods and the preservation of natural areas

Seaside East, one of the city's potential future growth areas, will be developed in a way that balances new diverse neighborhoods and mixed-use retail areas with the preservation of significant natural resources. New development will be clustered into traditional, walkable neighborhoods with a diversity of low and moderate density housing types, including "neighborhood centers" that provide retail, services, and amenities for residents. Significant natural areas, habitat corridors and buffers to the National Monument will be developed to enhance the city's open spaces. Significant new recreational facilities will be developed to provide much-needed sports and athletic fields. Finally, new office and R&D uses will be included to diversify the city's economic base.

10. Construct new and enhance existing parks

Anticipated population and employment growth in the city will increase demand for new park and recreational facilities. Former Fort Ord lands, including Seaside East, Campus Town, and Main Gate will provide new neighborhood, community, and recreational commercial areas. Adding innovative green spaces, re-programming

unused spaces for public use, and improving pedestrian and bicycle connections to existing parks and open spaces within existing Seaside neighborhoods can improve park access for residents in the Terrace West, Terrace East, and Olympia neighborhoods, who are living greater than one-half mile walking distance from a park.

11. Create an active trail network

Seaside will continue on its path to create a regional network of active open space trails and bicycle facilities that improve access to the Fort Ord National Monument, Dunes State Park, Seaside beach, open space, and other neighborhood and community parks. Trails will connect to formal and informal trailheads in the National Monument and link to other current and proposed recreational trails and greenways connecting communities to open space, including the Fort Ord Rec Trail and Greenway (FORTAG).

12. Preserve habitat

As future development occurs on former Fort Ord lands and within existing Seaside neighborhoods, the City will require new development to protect sensitive habitats and preserve the extensive natural resources in Seaside. In particular, new growth in Seaside East will be accompanied by active open space corridors with trails that support natural vegetation communities, scenic vistas, sensitive habitats, and connections to the National Monument and FORTAG trail. Important oak woodlands and oak linkages will be protected and managed, and an open space buffer between future development and the National Monument will be created.



New park equipment in Seaside.

13. Create a multimodal network of complete streets

The General Plan envisions a citywide network of “Complete Streets” that meet the needs of all users, including bicyclists, children, persons with disabilities, drivers, movers of commercial goods, pedestrians, public transportation, and seniors. Street standards ensure all travel modes are accommodated on new streets and street retrofit projects. The General Plan calls for “road diets” on East Broadway, Del Monte Boulevard, and Fremont Boulevard to reduce the number of motor vehicle traffic lanes to allow for a reallocation of roadway space on segments of key commercial streets with excess capacity.

14. Construct a complete bicycle network

Seaside residents desire a high-quality, connected bikeway network. The General Plan builds on the existing regional and local planned bikeway network, identifying new on-street bike lanes, off-street bike paths, and separated cycle tracks to increase the convenience and use of cycling as a daily form of transportation. By increasing cycling in Seaside, the community will realize a number of community benefits, including improved health, reduced traffic, less need for costly roadway improvement projects, and improved air quality.

15. Ensure a sustainable water supply to support economic development

Seaside faces significant water supply limitations that may affect existing residents and future growth. Developing a strong framework of policies and practices that encourage sustainable water management is a critical step to strengthen the local (and regional) economy. These actions include: promoting water conservation and efficiency in existing buildings, increasing the city's recycled water supply, optimizing groundwater recharge, and supporting a portfolio of new water sources under development by Cal-Am, MCWD, MRWPCA and MPWMD. Once this occurs, intensification and redevelopment can occur in areas such as Downtown Seaside and Fremont Boulevard. Several projects are already in place to advance a more sustainable approach to Seaside's water supply and usage, including water credits for the irrigation of the golf course with recycled water; new Cal-Am wells delivering recycled water to Seaside; the Seaside Basin Ground Water Replenishment Project which proposes purifying recycled water to recharge the city's basin; and Pure Water Monterey that employs a multi-stage treatment to provide safe drinking water from recycled water.



Oak woodlands on former Fort Ord lands.

Figure 2: Major Strategies



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Have a
Pepsi
Nations Market

ONE WAY

Enterprise



chapter three

LAND USE + COMMUNITY DESIGN

This Element provides the long-term vision, goals, and policies for land use, development, and urban design in Seaside to 2040. Land use is a required element, and topics covered include land use designations, preservation of existing neighborhood character, development of new growth areas, and mixed-use corridor revitalization.

In addition to addressing statutory requirements for land use, this Element includes an extensive treatment of community urban design. While not required by statute, it is one of the central components of this General Plan since understanding characteristics of the built environment – the location and design of our homes, stores, parks, offices and the way that we interact with these various places in the public realm – is vital to strengthening quality of life. Setting the appropriate design parameters for future change and redevelopment is critical to realizing the community's vision.

Statutory Requirements

This Element has been prepared to meet State General Plan law. California law (Government Code Section 65302(a)) requires that a city's General Plan include:

“... a land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry and open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, public buildings and grounds, solid waste disposal facilities and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.”

The required land use element has the broadest scope of the required elements of a general plan, regulating how all land in a city is to be used in the future. To fully reflect the range of physical attributes that are important for Seaside's success, this chapter also contains goals and policies to guide urban form and design.

The planning area does not contain any land suitable for timber production and does not contain any parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982 (Chapter 6.7 (commencing with Government Code Section 51100) of Part 1 of Division 1 of Title 5).

Setting the Scene

The City of Seaside is approximately 7.94 square miles (5,736 acres). Presently, the city is comprised of two adjacent and interrelated entities: the historic city, the original area before base annexation which is largely built out, and the former Fort Ord base lands, which stretch northward and eastward from the historic city and are essentially undeveloped apart from remnants of the base.

Broadly, the pattern of land uses in the city can be described as follows:

- A variety of single-family residential neighborhoods with relatively small parcels comprise the major land use in the developed portion of the city.
- Three primary commercial corridors contain the majority of non-residential uses - primarily retail, restaurants, auto dealerships, and other commercial uses. The corridors are along Fremont Boulevard, Broadway Avenue, and Del Monte Avenue. Nearly all the retail and shopping in Seaside is along these three corridors.
- A cluster of auto-related uses just west of Fremont Boulevard.
- Mixed-density residential neighborhoods on either side of Fremont Boulevard where single-family and multifamily uses are found adjacent to one another.
- A downtown “main street” on west Broadway Avenue.
- Substantial military housing located in a large, isolated, single-use area north of the historic city.
- Areas containing old, deteriorated military structures as well as undeveloped lands that were formerly part of Fort Ord.
- The California State University at Monterey Bay located on the northern boundary of the city on the former Fort Ord lands.
- The Fort Ord National Monument as preserved open space located on the eastern edge of the city.

Existing Land Use

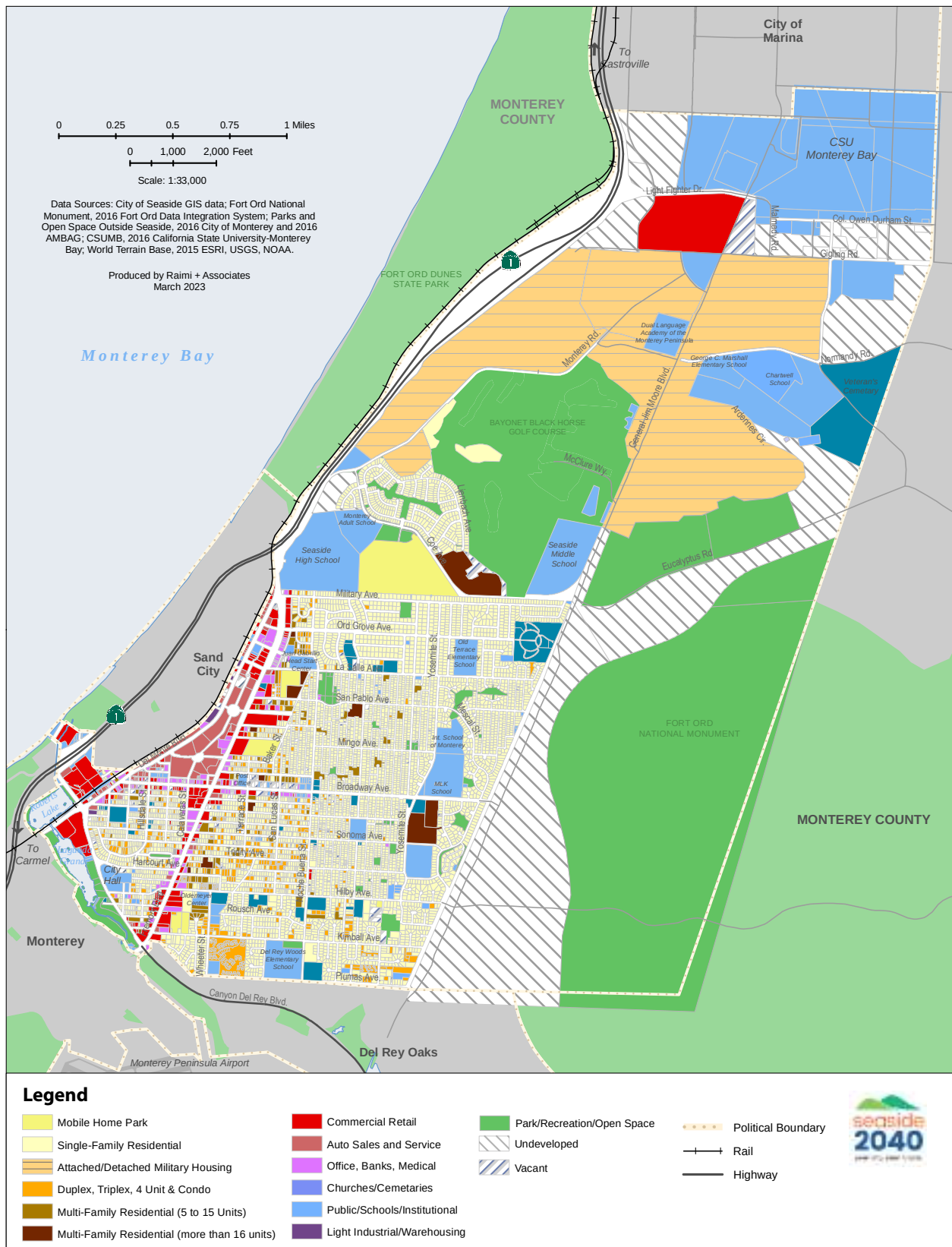
Figure 3 and Table 1 describe the amount and current distribution of land in the City of Seaside. The largest land use category is public lands. This includes parks and open spaces as well as institutional and public facilities. Approximately one-third of the total City land area is occupied by residential uses, the majority of which is single family or duplex housing. Retail, office, industrial and lodging uses account for just 4 percent of the total land area of the city, which is a comparatively low percentage of tax-generating uses.

Table 1: Distribution of Existing Land Uses

Land Use	Acres	Percentage
RESIDENTIAL	1,723	33.1 percent
Manufactured/Mobile Home	68	1.3 percent
Single Family	761	14.6 percent
Military Housing	734	14.1 percent
Duplex/Triplex/Condo/Fourplex	88	1.8 percent
Residential - 5 or more Units	72	1.4 percent
COMMERCIAL/INDUSTRIAL	212	4.1 percent
Retail/Commercial	186	3.6 percent
Office	7	0.1 percent
Lodging	17	0.3 percent
Light Industrial	2	0.1 percent
PUBLIC	2,413	46.4 percent
Institutional or Public Facilities	888	17.1 percent
Parks & Recreation Facilities	1,525	29.3 percent
UNDEVELOPED	852	16.4 percent
Vacant/Nonbuildable	49	0.9 percent
Undeveloped	803	15.4 percent
Total	5,200	100 percent

Source: City of Seaside GIS Data, Note: Table excludes rights-of-way.

Figure 3: Existing Land Use



Residential Uses

Seaside is a mature community with almost three-quarters of its housing stock developed more than 30 years ago. Single-family (15 percent of citywide land area) and duplex (15 percent citywide) are by far the most common residential types. The older residential neighborhoods surrounding the retail core of the city are generally more diverse in terms of residential types than the newer neighborhoods. These older neighborhoods usually contain a mixture of all housing types, whereas newer areas are more segregated and uniform. Similarly, the highest density residential areas are concentrated adjacent to Fremont Boulevard, behind commercial properties, while the outer residential neighborhoods are the least intense, with most properties under 8 dwelling units per acre. Small apartment complexes are scattered throughout the city.

Commercial Uses

Retail, automobile sales and services, office, lodging, and industrial uses account for just 4 percent of citywide area (and one-tenth of the historic city). General retail, which includes stores, groceries, cannabis, and other shops, represents half of these uses by area. Auto-related uses, including the auto center, comprise over 40 acres in the city (and one-fifth of all commercial uses). Non-residential uses are clustered along Del Monte Boulevard, Broadway Avenue, and Fremont Boulevard, with only a handful found outside of these commercial corridors. Generally, commercial uses are currently developed at low intensities, except for the Embassy Suites Hotel, certain parcels in the West Broadway area, and a few key blocks along Fremont Boulevard (developed as pedestrian-oriented retail between Ord Grove and La Salle Avenue, and between Amador and Harcourt). Fremont Boulevard, Del Monte Boulevard and Broadway Avenue are wide, auto-oriented streets designed to move traffic. These corridors offer a mix of older and newer commercial buildings.

Public Uses

Overall, schools are the top institutional use by land area, and the single largest public use in Seaside by area is CSUMB. The university is partially located within the northeastern portion of the city limits, and it offers a variety of undergraduate, graduate, and teaching credential programs. Current enrollment is approximately 7,000 students with over 6,000 full-time equivalent (FTE) employees. CSUMB is projected to increase to over 13,000 students and over 12,000 FTE by 2035, per the 2020 Campus Master Plan.

This institutional use is followed by several schools, including a high school, multiple middle schools, other public schools, and the Cardinale Soccer Stadium. Additionally, there are over 40 parcels owned by churches in Seaside, the second most common public and institutional use. Parks and public buildings, such as City Hall, the library, and the community center, account for the remainder of the public uses.



Retail and service uses along West Broadway Avenue.

Urban Form and Pattern

Seaside has a distinctive urban form and pattern that includes established single family residential areas and commercial corridors in the historic part of the city, military housing in the former Fort Ord lands and vacant land and buildings in the former Fort Ord that will be converted to urban uses over the time horizon of the General Plan.

The city's core residential neighborhoods have a very high building density, with minimal setbacks, while newer subdivisions have a more suburban building layout, with larger yards and less regular building placement. Most of the city's commercial districts, such as the Auto Center area and much of Fremont Boulevard, are developed in a strip commercial development style. The only large building footprints in the city are schools and institutions scattered throughout, and the hotels/big box retail around the intersection of Canyon Del Rey and Del Monte.

Different patterns also emerge at the block level. Small, walkable blocks less than 2 acres in size dominate the older, central areas of the historic city. Moderate blocks of 5 to 25 acres are most common in the suburban expansions along the edge of the city core. Super blocks larger than 50 acres are found in the former Base lands area, with an average block size of 35 acres. Residential blocks in the military areas are typically 10 to 12 acres in size.

Three-quarters of parcels are smaller than 7,500 square feet, which correlates with a city that is rich in single-family and duplex housing. In the historic city, there are very few large, developable parcels. Thus, most future change in this older area is likely to occur in small increments scattered throughout, not in large single-owner projects.

There are just under 200 parcels larger than 1 acre, most of which are auto dealerships, schools, CSUMB property, golf course parcels, or former base lands. Despite this, parcels over 20 acres account for more than two-thirds of the entire city's land area. Large parcel sizes in the northern half of the city can be a potential asset, as it allows coordinated development at a greater scale and with a unified vision, such as with the Campus Town Specific Plan. Yet the lack of existing infrastructure requires a more substantial upfront investment of time and finances.



Single family housing in Seaside.



Retail auto sales in the Seaside Auto Center.

Relevant Land Use Plans

Local Coastal Plan

In 2013, the City of Seaside adopted the Local Coastal Program Land Use Plan (LCP). The LCP provides goals, policies, and implementation actions that govern land and water use within Seaside's coastal zone. The LCP zone in Seaside is relatively small and includes the beach area, Laguna Grande Park, Robert's Lake and a small portion of land with retail uses on the east side of Del Monte Boulevard. The relevant goals and policies from the LCP have been incorporated into this General Plan update to ensure consistency between the two documents.

CSUMB Master Plan

In 2020 California State University – Monterey Bay (CSUMB) released an update to their long-range master plan, a plan to guide growth and development of the campus for the next twenty years. The plan is designed to accommodate 12,700 students (an almost doubling of the current 6,600 students). The vision is to create a compact campus with increased density at the core of the campus and to house 60 percent of the students on campus (7,800 beds) and 65 percent of staff and faculty (approximately 1,220 units). The Plan recognizes the need to work with surrounding jurisdictions to encourage local housing development that also supports off-campus housing.

Gateways

Gateways are identified entrance points into the city that are (or could be) enhanced with unique design features, such as monuments, gateway markers, art, or signage. Currently there are seven gateways into Seaside of varying quality. These gateways are mapped on Figure 4.

- **Strong Gateway.** A location with an existing, noticeable gateway element.
 - **Fremont Boulevard and Del Monte:** This gateway contains a stone retaining wall, landscaping, and three large flags.
- **Weak Gateway.** An entrance to the city that should be marked more elegantly and definitively or amplified with supporting land uses.
 - **Del Monte Avenue between Robert's Lake and Laguna Grande Lake:** This includes views of both lakes on either side of Del Monte Avenue. The southwest corner of Del Monte Avenue and Canyon Del Rey Boulevard/ State Route (Highway) 218 is marked with a Seahorse sculpture.
 - **General Jim Moore Boulevard and Lightfighter Drive:** The primary gateway feature is the CSUMB monument sign at the northeast corner of this intersection.
 - **Fremont Boulevard and Canyon Del Rey Boulevard Canyon Del Rey/ State Route (Highway) 218:** This southern gateway is largely a commercial intersection. There is a small stone retaining wall labeled "City of Seaside" on Fremont Boulevard just past Portola Drive, visible from (but not part of) the main intersection. There is no gateway on the Canyon Del Rey Boulevard travel way near this intersection.

- **No Gateway.** An entryway that needs considerable enhancement.
 - **East of SR 1 on Lightfighter Drive:** This gateway is mostly undeveloped with views of open space and the Monterey Cypress tree groves that characterize the area. There are presently no gateway features.
 - **Gigling Road at the city's eastern boundary:** This gateway is primarily undeveloped but includes a large parking lot on the northeast corner and buildings on the northwest corner. There are presently no gateway features.
 - **General Jim Moore Boulevard at Plumas Avenue:** This southern gateway is largely an undeveloped, open area. There are presently no gateway features.



Entry, gateway sign in Seaside.

Figure 4: Gateways



Land Use Designations

Land use designations indicate the intended use of each parcel of land in Seaside. They are developed to provide both a vision of the organization of uses in the city and a flexible structure to allow for changes in economic conditions and community visions. The 2040 General Plan includes 15 land use designations, described below, mapped in Figure 5 and summarized in Table 2.

The proposed Seaside designations differ from traditional designations in that each specifies additional guidance related to development form and character. These designations include allowable uses and building density, but also address building placement on a lot, parking location and access, building frontage, and streetscape design. This refinement is consistent with the community's desire to provide more specific guidance on the intended future character of the city, and allows the City to establish zoning designations that similarly communicate form and character.

The land use designations and locations are compatible with the zoning districts found in the Zoning Ordinance. For each land use designation, the uses allowed and the standards for development intensity (dwelling units per acre and population per acre for residential development, and floor area ratio (FAR) for nonresidential development) are specified. While General Plan land use designations are broad, the zoning districts include specific allowances and prohibitions of uses (including conditional uses), dimensional requirements, such as building setbacks,

parking standards, and building heights. Note that the maximum density of any land use designation may be exceeded to promote affordable housing provision (in accordance with the density bonus provisions of Section 65915 of the California Government Code).

There are four broad categories of land use designations: 1) residential, 2) commercial and mixed use (e.g. commercial, mixed use, and employment uses), 3) planned development areas, and 4) public and institutional. Residential designations define the predominantly residential areas of Seaside and range from single family homes to multi-family housing. Nonresidential designations provide locations for retail, office, and industrial uses, including vertical or horizontal mixtures. Planned development designations are essentially placeholders for more specific guidance that will be provided by key plans and projects to be developed in the future. Public designations identify a range of public and quasi-public facilities, such as schools, parks, and universities. There is also the potential for housing opportunities within public designations, such as work-force housing for teachers and on church property.

Understanding Density

State law requires that General Plan land use designations provide a measurement of the maximum development intensity allowed within each designation. The three generally accepted metrics are dwelling units per acre, floor area ratio, and persons per square mile.

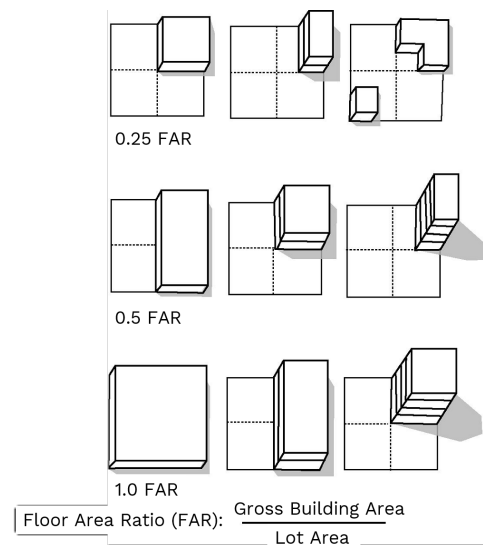
Dwelling Units per Acre- DU/AC

The term density is used for residential uses and refers to the population and development capacity of residential land. Density within the General Plan is described in terms of dwelling units per net acre of land (du/ac), exclusive of existing and proposed streets and rights-of-way.

Floor Area Ratio- FAR

Development intensity, which applies to nonresidential and mixed uses, refers to the extent of development on a parcel of land or lot. Floor area ratio is used in the General Plan as a measure of non-residential or mixed-use development intensity.

Floor area ratio (FAR) expresses the intensity of use on the lot. The FAR represents the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields a FAR of 0.5. A 0.5 FAR describes a single-story building that covers half of the lot, a two-story building covering approximately one-quarter of the lot, or a four-story building covering one-eighth of the lot.



These FAR calculations and gross floor area do not consider the square footage of any parking facilities (including but not limited to parking structures, surface parking, or underground parking) or other structures not designed for human occupation. Additionally, "Lot," as used here, may encompass multiple legal parcels which are planned as a cohesive development (e.g. mixed-use with townhomes and commercial development which may require subdivisions into separate legal parcels for financing and separate ownership).

Figure 5: General Plan Designations

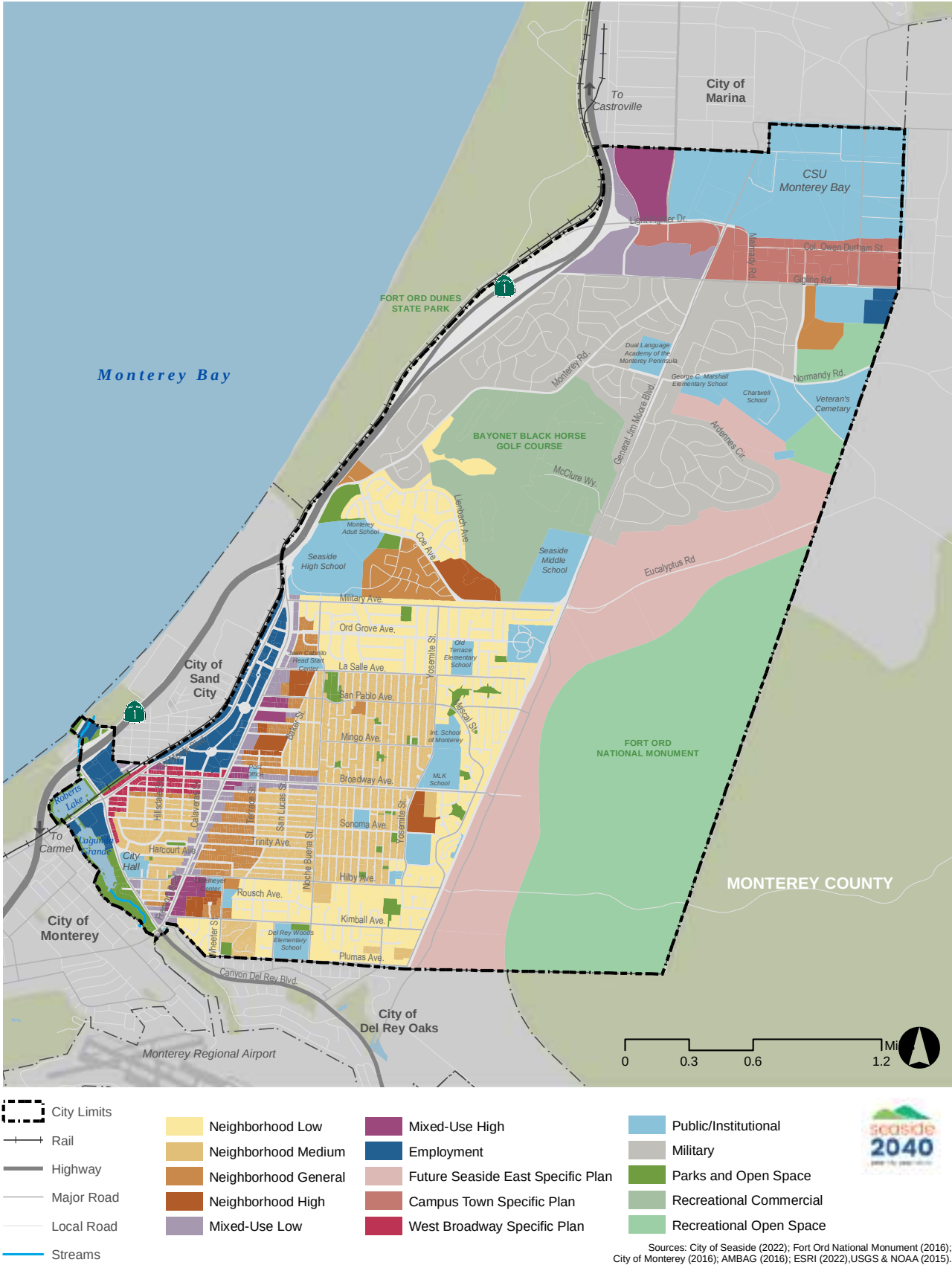


Table 2: General Plan Designations

Major Classes	Maximum Density / FAR	Land Use Designation and Summary Description	Zoning Correlation
RESIDENTIAL	8 du/ac	 Neighborhood Low (NL). Primarily single-family dwellings, with Accessory Dwelling Units or low-density multifamily housing allowed on some sites.	T3 Neighborhood
			T3 Neighborhood Corridor
	15 du/ac	 Neighborhood Medium (NM). Wide range of low- and moderate-density residences, including attached and detached single family buildings.	T4 Neighborhood
			T4 Neighborhood Corridor
	30 du/ac	 Neighborhood General (NG). A range of multi-family housing types ranging from townhomes to multi-family apartments at moderate to high densities.	T4 Low Urban Neighborhood
			T4 Urban Neighborhood
	45 du/ac	 Neighborhood High (NH). Multifamily residences at a range of densities from townhomes to four-story apartment buildings.	T5 Dense Neighborhood
			T5 Dense Neighborhood
COMMERCIAL & MIXED USE	2.5 FAR	 Employment (EMP). A range of employment and commercial uses to expand and diversify the City's economy.	SD Employment 1
			SD Employment 2
			SD Employment 3
	2.5 FAR, including residential dwelling unit floor area. 45 du/ac	 Mixed Use Low (MUL). Low-density mixed-use.	T4-Urban Transition
	3.0 FAR, including residential dwelling unit floor area. 60 du/ac	 Mixed Use High (MUH). Multi-story mixed-use buildings at a larger scale than MUL.	T4-Urban Corridor
PLANNED	Regulated by Specific Plan	 West Broadway Urban Village Specific Plan (WBUV). Vision for a well-designed, family-focused and pedestrian-oriented Downtown.	T5-Urban Core
	Regulated by Specific Plan	 Campus Town Specific Plan (CTSP). Vision for a walkable, mixed-use community on former FORA land near the freeway interchange at Lightfighter Avenue and Highway 1.	SD-West Broadway Specific Plan
	Regulated by Specific Plan	 Future Seaside East Specific Plan (SP). To establish neighborhood character intensities and uses in Seaside East.	CTSP-Campus Town Specific Plan
PUBLIC	0.01 FAR	 Parks and Open Space (POS). Public recreational uses, including open space.	SD Future Specific Plan
	0.005 FAR	 Recreation – Open Space (R-OS). Habitat management, passive recreation, trails/paths, restoration, ecotourism, and environmental educational activities	T2 Public Amenity
	Established by Developer Agreements	 Recreation – Commercial (R-C). Outdoor recreational facilities, housing and supporting retail/lodging.	T1 Natural Open Space
	N/A	 Military (M). Former military housing.	T2 Active Recreation
	0.4 FAR	 Public/Institutional (PI). Education, city buildings, fire/police stations, & other uses.	SD Military
			SD Public/Institutional

Residential Designations

NL

Neighborhood Low

Provides for the retention, maintenance, and development of existing single-family residential neighborhoods. Allows one unit, plus Accessory Dwelling Units as applicable, as a by-right use per lot. Multifamily housing projects meeting the density limitations of this designation may be considered as well.

Allowed Land Uses

Primary: Residential.

Secondary: Faith-based and fraternal organizations, education/day care, parks/open space, cultural/public assembly, public uses.



Allowed Intensity

8 du/ac (1 unit per parcel, plus accessory dwelling units and duplex per Senate Bill 9 or with a use permit). Up to two stories or 24 feet.

Intended Physical Character

Typical suburban residential neighborhood, with larger lots and curvilinear streets. Provides a quiet, residential neighborhood setting for one- and two-story housing types.

Frontage and Streetscape Character

Primary entrances face the street, and fencing or landscaping separates homes from the sidewalk. Frontages are designed to provide a rich and varied neighborhood landscape, to support children's play and neighborly interaction, and to provide a considerable measure of privacy for residents. An interconnected network of pedestrian-oriented streets and neighborhood greens and pocket parks provide a comfortable, walkable public realm.

Parking

Parking is encouraged in individual garages that, if possible, face secondary streets rather than primary streets. Parking is arranged and designed so as to minimize visual appearance from the street, by setting garages back further from the street or set perpendicular to the street.

Residential Designations

NM

Neighborhood Medium

Provides for the development of a wide range of low- and moderate-density living accommodations, including attached and detached single family buildings.

Allowed Land Uses

Primary: Residential.

Secondary: Education/day care, parks, cultural/public assembly, public uses. Neighborhood-serving retail can be allowed as a conditional use.

Allowed Intensity

Up to 15 du/ac. Up to two stories or 28 feet.

Intended Physical Character

A residential neighborhood that allows for a range of low and moderate density building types. Small multi-family housing types that are scaled and designed for compatibility with houses are also appropriate in this designation. Structures are intended to project the scale and character of dwelling unit(s), some accommodating only one household and others accommodating multiple households.

Frontage and Streetscape Character

Primary entrances face the street, and fencing or landscaping typically separates homes from the sidewalk. Access to some dwellings may be provided through shared courts or gardens. Frontages are designed to provide a rich and varied neighborhood landscape and to provide a moderate measure of privacy for residents. An interconnected network of pedestrian-oriented streets and neighborhood greens and pocket parks provide a comfortable, walkable public realm.

Parking

Located on-street, in front driveways or garages, or in small surface lots for the apartments, or in alleys behind the primary structure. Where alleys exist, parking is preferably accessed through the rear of structures.



Residential Designations

NG Neighborhood General

Allows for a variety of residential buildings that coexist in close proximity to one another, from single family to low-rise multifamily buildings.

Allowed Land Uses

Primary: Residential.

Secondary: Neighborhood-serving retail may be allowed as a conditional use. Convalescent homes, education/day care, parks/open space, cultural/public assembly, public uses.



Allowed Intensity

30 du/ac. Up to three stories or 36 feet.

Intended Physical Character

A residential neighborhood with a wide mix of residential building types and densities. One and two-story houses, two- and three-story multiplexes, and small apartment buildings and rowhouses providing a range of dwelling sizes and types to accommodate a broad range of household sizes and income levels. Neighborhood streets with low traffic speeds and volumes within which bicyclists and pedestrians can move freely, comfortably, and safely.

Frontage and Streetscape Character

Buildings are required to front the primary street with reasonably attractive design, articulation, and landscaping. Buildings face and overlook the street with front doors and windows from main living spaces of a ground floor residence. Upper floors also face the street with windows from the main rooms of the dwelling overlooking the street, often with balconies.

Parking

Provided in individual or shared garage(s), or in surface parking lots located to the side, rear, or interior of the primary structure. Except for lower density building types, vehicles should generally not be visible from the street.

Residential Designations

NH

Neighborhood High

Allows for multifamily residences at a range of densities from townhomes to four-story apartment buildings.

Allowed Land Uses

Primary: Residential.

Secondary: Convalescent homes, education/day care, parks/open space, cultural/public assembly, public uses.

Allowed Intensity

Up to 45 du/ac. Up to four stories or 48 feet.

Intended Physical Character

Physically distinct areas that have a more urban feel with low or mid-rise apartments or mobile homes and associated open spaces.

Frontage and Streetscape Character

Buildings are required to front the primary street frontage(s) with reasonably attractive design, articulation, and landscaping. Upper floors face the street with beautifully composed facades, with windows from the main rooms of the dwelling overlooking the street, often with balconies.

Parking

Provided on-site along internal streets, in internal podiums, or surface parking lots located to the side, rear, or interior of structures.



Commercial + Mixed Use



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.

Allowed Land Uses

Allows both vertical and horizontal mixed use, and standalone uses such as the following:

Mixed use: Retail/office, retail/residential, office/residential.

Standalone uses: Neighborhood-serving retail, services, entertainment, residential, live/work, hotel/lodging, public uses, and office.



Allowed Intensity

2.5 FAR (including residential dwelling unit floor area) / Up to four stories (50 feet). 45 du/ac.

Intended Physical Character

Individual or block form (one or more structures which occupy multiple lots or an entire city block) buildings at one to four stories that contain a mixture of uses in a walkable, local-serving format. Ground floors are oriented to the pedestrian. Large buildings generally transition if adjacent to existing low-density residential uses.

Frontage and Streetscape Character

In general, buildings are built to the front property line, although buildings with residential ground floors may be provided shallow front yards. Pedestrian-oriented ground floor design is required for new buildings, including along Fremont and Broadway.

The streetscape supports high pedestrian activity and consists of active frontages, such as shopfronts, forecourts, and parking courts on side streets. Terraces and stoops are allowed on all streets. Frontages are highly articulated and transparent. Wide sidewalks accommodate comfortable strolling.

Visitor and customer access to upper floor residences and commercial spaces should be provided from the street via shared courtyards or paseos, or via a lobby, stair, elevator, and corridor system.

Parking

New buildings with parking fronting the primary street are generally not allowed. Parking is provided to the rear or sides of buildings, or in some cases, no parking is required (if provided through shared parking or on-street). Vehicles should access parking by alleys or driveways on side streets.

Commercial + Mixed Use



Mixed Use High

Supports new lively, thriving areas in the City by accommodating multi-story mixed-use buildings at higher intensities. Provides for vertical and horizontal mixed-use development.

Allowed Land Uses

Mixed use: Retail/office, retail/residential, office/residential.

Standalone uses may be allowed in certain areas:

Neighborhood retail, services, entertainment, moderate and high density residential, hotel/lodging, office, and R&D.



Allowed Intensity

3.0 FAR (including residential dwelling unit floor area) / Up to five stories (60 feet). 60 du/ac.

Intended Physical Character

Block form buildings at two to five stories that contain a mixture of uses in a walkable, neighborhood-serving format. Ground floors are oriented to the pedestrian. Large buildings transition to adjacent, existing low-density residential uses to the rear.

Frontage and Streetscape Character

In general, buildings are built to the front property line, although residential ground floors may be provided with shallow front yards.

Ground floor residential, retail, or other active ground floor uses serving residents or the general public will be required in most locations and required on all facades along Broadway, Fremont, and Echo.

The streetscape supports high pedestrian activity and consists of shopfronts, arcades, forecourts, or similar facades. Terraces/stoops are allowed where standalone residential is allowed. Frontages are highly articulated and transparent. Wide sidewalks may be used to accommodate outdoor dining and comfortable strolling.

Visitor and customer access to upper floor residences and commercial spaces is provided from the street via shared courtyards or paseos, or via a lobby, stair, elevator, and corridor system.

Parking

New buildings with parking fronting the primary street are not allowed. Parking is generally provided in internal podiums, structured garages, or in shared parking arrangements. On-street parking should be provided.

Commercial + Mixed Use



Employment

Provides area for a range of employment uses to expand and diversify the City's economy.

Allowed Land Uses

Primary: Office, R&D, light industrial, small manufacturing, hotel/lodging, live-work, neighborhood retail, public uses, and regional retail.

Secondary: Auto sales & service, entertainment.



Allowed Intensity

Ranges up to 2.5 FAR.

Parcels along Canyon Del Rey Blvd, and between Del Monte and Fremont are limited to 1.5 FAR and 4 stories (50 feet). Parcels along west side of Del Monte Blvd are allowed up to 1.25 FAR and 3 stories. Parcels in new growth areas are limited to 2.5 FAR and 6 stories (75 feet), with heights lower near Recreation-Open Space as defined through future Specific Plan (or similar) planning processes.

Hotels in any location with this designation are allowed up to 4.0 FAR and a number of stories are as may be approved by the City. Auto-oriented uses are allowed up to 0.65 FAR and 36 feet. Stand-alone residential is not permitted, however developments which include mixed uses, can incorporate residential density up to 30 du/acre.

Intended Physical Character

In established areas, individual or block-form (one or more structures which occupy an entire city block) buildings that are configured in an urban office environment with minimal setbacks and pedestrian-oriented building massing. Suburban-format office parks are allowed in new growth areas where an urban character is not desired. Depending on context, retail is either in a walkable, neighborhood-serving format, or a more auto-oriented retail format.

Frontage and Streetscape Character

Active ground floors are required on Fremont Blvd facades and encouraged on all other streets. Primary building entrances should be accessed from the sidewalk and/or from internal open spaces.

Parking

Parking (surface or structured) is generally provided to the rear (preferred) or sides of the buildings.

Planned/Existing Specific Plans

WBUV

West Broadway Urban Village Specific Plan

This Specific Plan allows the following population densities and building intensities (1) Mixed Use (MX) designation allowed densities ranging from 30 to 60 dwelling units per gross acre and (Commercial/residential=3.0:1 FAR) and (Commercial/office = 2.5:1 FAR), (2) High Density Residential/Mixed Use (RH/MX) designation allowed densities from 20 to 30 dwelling units per acre and FAR = 2.5:1, (3) Medium Density Residential (RM) designation allowed densities from 10 to 20 dwelling units per acre and FAR = 2.5:1, (4) Parks and Open Space (POS) designation allowed intensities of 0.01:1. This Specific Plan also assumes 2.5 persons per equivalent dwelling unit.



CTSP

Campus Town Specific Plan

The Campus Town Specific Plan, covering approximately 120 acres, is an infill project to replace a dilapidated portion of the former Fort Ord Army Base near the freeway interchange at Lightfighter Avenue and Highway 1. The Specific Plan permits development of 1,485 housing units, 250 hotel rooms, 150,000 square feet of retail dining, and entertainment and 50,000 square feet of office, flex, makerspace and light industrial, as well as park, recreational areas and supporting infrastructure. The Specific Plan regulates residential and commercial density and intensity through the implementation of a series of building types and form-based standards by sub-area within Campus Town. This Specific Plan assumed 3.3 persons per equivalent dwelling unit.

SP

Future Seaside East Specific Plan

Establishes the intent to prepare a Specific Plan for Seaside East to determine neighborhood character intensities. Allowed land uses, intensity and physical character will be defined through a future Specific Plan process. Future plans will include a mixed of Land Use Designations as consistent with the densities defined by the General Plan, including: Employment designation up

to 2.5 FAR, Mixed Use High allows densities up to 60 du/ac or 3.0 FAR, Mixed Use Low allowed densities up to 45 du/ac or 2.5 FAR, Neighborhood High allows 30 to 45 du/ac, Neighborhood General allows 30 du/ac, Neighborhood Medium allows 15 du/ ac, Neighborhood Low allows up to 8 du/ac, Parks and Open Space allows up to 0.01 FAR, Recreation-Open Space allows up to 0.005, Recreation-Commercial allows up to 0.2, and Public/Institutional allows up to 0.4 FAR.

Public

PI

Public/Institutional

Reserves areas for public, educational, and institutional uses.

Allowed Land Uses: Schools, faith based and fraternal organizations, cemetery, parks, public utilities, libraries, fire, police, and other government/public uses, in addition to residential.

Allowed Intensity: 0.4 FAR or as determined by Council. Up to 60 du/ac.



POS

Parks and Open Space

Preserves natural resources and provides for public open space.

Allowed Land Uses: Parks and recreational uses, trails/paths, habitat management, amphitheaters, community centers, public uses, and athletic sport centers/community playfields.



R-OS

Allowed Intensity: 0.02 FAR or as determined by Council.

Recreation – Open Space

Protects open space and natural resources on former Fort Ord lands. Habitat management, passive recreation, trails/paths, restoration, ecotourism, and environmental educational activities are allowed.

Allowed Land Uses: Habitat management, passive recreation, ecological restoration, ecotourism activities, public uses, and environmental educational activities.

Allowed Intensity: 0.005 FAR



Public

R-C

Recreation – Commercial

Provides for outdoor recreational facilities with limited amounts of lodging, residential and/or convenience retail.

Allowed and Conditionally Allowed Land Uses: Golf courses, equestrian centers, public swimming pools, tennis clubs, sports fields, public uses, and lodging units, housing and retail uses that are integrated with the recreational activity.

Allowed Intensity: Established through developer agreements.



M

Military

Intent: For lands retained by the United States Armed Forces for ongoing military-related activities within the former Fort Ord Base boundary. This area is wholly under the jurisdiction of the US Armed Forces. Existing uses are primarily residential.

Allowed Land Uses: Military housing; schools, day care centers, houses of worship, community centers, reserve unit training, exchange retail activities, public uses, and motor pool activities.

Allowed Intensity: n/a



Goals and Policies

Citywide Land Use

The following section provides overarching citywide goals and policies. These are intended to implement the vision and guiding principles of the General Plan.

Goal LUD-1: An urban form and structure that enhances the quality of life of residents, meets the community's vision for the future, and weaves new growth areas together with long-established Seaside neighborhoods.

Intent: To provide an appropriate mix of housing, employment, retail/services, recreation, arts, education and entertainment for the City's residents and businesses. To grow responsibly and sustainably in a manner which benefits the community now and into the future.

Policies:

- **Balanced land uses.** Maintain a land use pattern to support a broad range of housing choices, retail businesses, employment opportunities, educational and cultural institutions, entertainment spaces, and other supportive uses on former Fort Ord lands and within long-established Seaside neighborhoods.
- **Overall city structure.** Establish a clearly defined city structure as described below by:
 - Establishing West Broadway as the city's pedestrian-oriented Downtown that is a local and regional-serving mixed-use district.
 - Maintaining existing residential neighborhoods and creating new residential neighborhoods on former Fort Ord lands with a character that reflects Seaside's identity. New residential neighborhoods should be arranged around neighborhood centers and community gathering spaces, such as schools and parks.
 - Ensuring public improvements are consistently made to existing and new neighborhoods to establish sufficient maintenance, capacity, and reliability.
 - Creating mixed-use corridors along East Broadway Avenue, Fremont Boulevard, Lightfighter Drive, and Del Monte Boulevard that contain a mix of retail, service, office, and residential uses. Corridors have defined nodes that provide a mix of local and regional serving uses.
- Retaining the auto center area as a critical economic engine for the City, recognizing that are undergoing a market driven evolution.
- Development of the Campus Town Specific Plan area adjacent to CSUMB that provides for higher-density housing, R&D and employment areas, retail and entertainment uses, and active parks and recreational spaces to support CSUMB students and faculty, as well as permanent Seaside residents.
- Development of the Main Gate Specific Plan area into a mixed-use center with retail, residential, institutional, public, and entertainment uses.
- Protecting and maintaining parks and open space on former Fort Ord lands, including supporting FORTAG implementation, developing open space corridors, and creating new neighborhood and community parks that support Seaside residents and access to regional destinations.
- Develop a new City Hall and other city facilities including a broad mix of cultural, arts, and institutional uses, including the construction of a new library.

- **Connecting new and old.** Connect new growth areas on former Fort Ord lands with existing Seaside neighborhoods through transportation investments, open space connectivity, wayfinding, and urban design strategies.
- **Walkable neighborhoods.** Enhance existing neighborhoods with walkable streets, a diverse mix of housing types, and neighborhood services (such as stores, recreational facilities, and childcare) within walking distance.
- **Gateways.** Celebrate the gateways to Seaside, Downtown Seaside, the National Monument, and

other prominent destinations by enhancing them with the work of local artists.

- **Recycled water.** Locate initial new development where there are opportunities for recycled water supply to be utilized.
- **Regional collaboration.** Continue to participate in regional planning efforts, such as the Regional Transportation Plan, Sustainable Communities Strategy, and Air Quality Management Plan to ensure consistency with local planning.

Goal LUD-2: Increased employment opportunities in Seaside to meet the needs of existing and future residents.

Intent: To ameliorate the jobs-housing imbalance by supporting the retention and expansion of existing businesses and attracting new businesses in the community, especially those offering high-quality/skilled jobs in new, cutting-edge industries.

Policies:

- **Jobs-housing ratio.** Strive for a jobs-to-housing ratio that has at least a 1 to 1 ratio of jobs per employed residents.
- **New employment districts.** Create at least two new employment-designated areas in new growth areas of the city, with a minimum of one district in both Seaside East and Campus Town.
- **Emerging industries.** Support a diverse mix of light industrial, information, makerspace, boutique food/wine/ beer processing, cannabis, local food, and technology uses in order to provide jobs and tax revenues for the community by allowing emerging economic uses and industries within the Mixed-Use and Employment designations.
- **Flex spaces.** Expand the number of flex facilities on land designated as Employment to accommodate technology, food/light manufacturing, and service tenants and diversify the city's economic and employment base.
- **Non-polluting industries.** Promote development of non-polluting industries that are not major sources of air, water pollution, or greenhouse emissions.
- **Makerspaces.** Encourage collaborative workspaces with tools for the design, prototyping, and creation of manufactured works (makerspace).
- **Live/work housing.** Protect and allow live/work spaces that meet the changing needs of work, establish artist's spaces, allow flexibility (e.g. scheduling, hours of operation, childcare), and meet people's desire to live and work in close proximity.
- **Home businesses.** Support home businesses that are compatible with residential neighborhoods and create jobs and opportunities for entrepreneurship.

Goal LUD-3: New retail and commercial activity in the city to meet the needs of residents and create regional destinations.

Intent: To increase resident and visitor access to shops and services and to decrease retail leakage. New commercial enterprises will enliven streetscapes and public spaces, enhance the City's tax base, provide jobs for residents, and provide long-term fiscal sustainability.

Policies:

- **Regional destination.** Establish Downtown Seaside as regional destination with a mix of restaurant, retail, entertainment, lodging, cultural, and arts uses that draw visitors from the Monterey Peninsula.
- **Regional retail.** Locate regional, large-format commercial development at the north end of Fremont Boulevard and as part of any future Main Gate development to capitalize on regional transportation and access.
- **Neighborhood retail.** Expand neighborhood-serving retail, entertainment, and cultural uses that support Seaside residents. Most homes should be located within ¼ mile walking distance of neighborhood-serving uses.
- **Local business support.** Support local retail by encouraging new development to include local, small businesses and by supporting small business incubators or co-working spaces.
- **Hotel development.** Encourage the development of new hotels.
- **Special districts.** Create special districts as needed, to encourage shared parking that can be used to fund and facilitate creation of structured parking, bicycle facilities (including bike sharing), transit facilities, car sharing programs or other appropriate infrastructure needs.
- **Incentives for aggregation.** Allow or create incentives, such as density bonuses, parking reductions, setback reductions, or other regulatory modifications, for projects that aggregate parcels to create a larger contiguous parcel.
- **Incentives for community benefits.** For the Mixed Use Low and Mixed Use High land use designations, allow increased heights and intensities in exchange for community benefits in concert with (not in lieu of) the City's application of the State Density Bonus. Community benefits include, but are not limited to: additional publicly accessible open spaces, streetscape enhancements beyond minimum requirements, affordable housing, improvements to an existing nearby park space, and community space within the project.

Goal LUD-4: Revitalized and improved existing commercial areas.

Intent: To support, retain, and grow existing local businesses, especially those fulfilling day-to-day resident needs and/or those which create gathering/social spaces.

Policies:

- **Business retention.** Retain existing retail and service businesses that serve the needs of the community and provide employment for residents. Work with the water districts ensure an adequate supply of water.
- **City assistance.** Support local retailers and small businesses by connecting them with the City's programs and incentives, and building relationships with Economic Development staff.
- **City policies.** Ensure city policies support the unique needs of small businesses.
- **Permitting and licensing.** Actively assist entrepreneurs and small business owners to navigate the City's permitting and licensing processes. Strive to make that process more efficient and customer-friendly.
- **Catalytic projects.** Pursue publicly-funded catalytic projects and investments such as shared public parking garages, streetscape improvements, and infrastructure upgrades that support the vitality of retail along Broadway Avenue and Fremont Boulevard.
- **Single-use retail.** Continue to allow single-use retail development along corridors outside of Mixed-Use High designations. Clearly communicate expectations with regard to pedestrian-oriented design for new or renovated retail buildings.
- **Attractive retail.** Improve the appearance and quality of neighborhood retail shopping areas to provide attractive neighborhood meeting and diverse shopping opportunities.
- **Existing commercial properties.** Support a variety of revitalization and improvement programs to address commercial areas in need of enhancement, including facade improvements, small plazas or other improved landscaping, and business development assistance.
- **Pop-up uses.** Support transformation of vacant or under-utilized properties and buildings for pop-up uses including restaurants, art spaces, and cultural facilities, among other uses.



Existing Seaside business.

Goal LUD-5: Visitor-serving amenities that support and strengthen the City's relationship to the Fort Ord National Monument and the Dunes State Park.

Intent: To draw regional tourism inward to the City's unique natural and recreational assets, and to maximize the exposure and usage of these areas.

Policies:

- **Visitor-oriented amenities.** Encourage the development of visitor-serving amenities at access points to Fort Ord National Monument and the Fort Ord Dunes State Park. Appropriate amenities might include:
 - Cafes, restaurants, and other food retail
 - Recreational services (bicycle shops, kayaking, bicycle manufacturing, etc)
 - Arts and entertainment
 - Lodging
- **Amenities and identity.** Encourage these visitor-serving amenities and the surrounding public realm to develop a unique identity that is related to the specific adjacent activities in the Fort Ord National Monument and the Fort Ord Dunes State Park.
- **Consistent design.** Require each new visitor-serving area to have an internally consistent design that reflects its natural setting. Promote a pedestrian and bicycle-friendly design in these areas. Promote natural art installations.
- **Visitor and resident balance.** Balance visitor-serving and local-serving uses in an effort to preserve the character and economic vitality of the Seaside community, while seeking new opportunities for economic development.
- **Businesses that support natural resources management.** Encourage businesses that support the management of resource lands to co-locate on former Fort Ord lands.
- **Reduced fee recreational passes.** Work with the Fort Ord National Monument, Fort Ord Dunes State Park, and other parks to publicize reduced fee programs and days to Seaside residents.



Fort Ord National Monument entrance.

Goal LUD-6: Visible and strong arts and cultural identity in Seaside.

Intent: To foster the distinctive character that enriches the City's image and identity, and to support and empower the artist community. To leverage public art for new projects and create destinations.

Policies:

- **New cultural facilities.** Seek opportunities to establish new cultural facilities to meet Seaside's desire for art, music, and other cultural activities.
- **Art in public places.** Promote art that celebrates Seaside's natural environment by increasing art installations in public spaces and by using art as a teaching opportunity related to the natural environment.
- **Community arts programs.** Support transformation of vacant or under-utilized properties and public buildings for cultural and arts-based community programs to support community revitalization.
- **Decorative gateways.** Celebrate the gateways to Seaside, Downtown, the National Monument, and other prominent destinations by enhancing them with the work of local artists.
- **Art exhibits.** Support and host public art exhibits and performances in public open spaces and at community events such as farmers' markets and City events.
- **Artist housing.** Allow live/work spaces in Mixed Use and Employment designations that provide artist living quarters.
- **Home occupations.** Allow local artists and cultural groups to operate from residentially-zoned areas.
- **Art in development projects.** Promote the creation and/or funding of public art as part of new development and redevelopment projects.
- **Special events policy.** Support a special events policy that bolsters Seaside as a regional leader in cultural, musical, and historical events.
- **Avery Gallery.** Promote the shows in Avery Gallery as the leading City gallery in Central California.
- **Alliance building.** Strengthen alliances between cultural and arts organizations, economic development, business recruitment, and tourism to promote creative resources and industries.
- **Art in schools.** Support Art in the Schools.
- **Art partnerships.** Embrace a leadership role in facilitating public art and public art partnerships among City departments, private developers, arts and cultural organizations, schools and community members.



Avery Art Gallery at City Hall.

Goal LUD-7: A community that actively participates and engages in decision-making processes.

Intent: To support effective public engagement, build trust, and make better planning decisions. To achieve this, the City will need to consider innovative approaches to neighborhood-scale planning efforts alongside opportunities for collaboration across the region.

Policies:

- **Opportunities for public engagement in local decision-making.** Encourage diverse methods of community outreach that promote public participation across all segments of Seaside's diverse communities.
- **Area plans.** During area planning processes, encourage continuous participation by those who will be affected by the plan, including residents, property owners, and businesses, as well as the general public and interested groups.
- **Community leadership at the neighborhood-scale.** Encourage the development of neighborhood leadership to facilitate effective resident participation in the community.
- **Adaptable planning spaces.** Incorporate innovative planning meeting formats, including pop-up demonstrations, neighborhood town halls, walking tours, etc.
- **Equitable development.** Develop land use strategies that promote a healthy, vibrant, and inclusive community. Ensure that all members of the community can participate in and benefit from land decisions in their communities.



Seaside General Plan Community Workshop

Citywide Urban Design

The following section provides goals and policies that address the relationship between buildings and the public realm.

Goal LUD-8: A safe urban environment oriented and scaled to pedestrians and bicyclists.

Intent: To foster a welcoming urban environment that promotes health, equity, prosperity, and well-being. To support and increase non-motorized activity and walkability throughout the city.

Policies:

- **Streetscape design.** Create pedestrian-oriented streetscapes by establishing a unified approach to street tree planting, sidewalk dimensions and maintenance, pedestrian amenities, and high-quality building frontages.
- **Bicycle parking.** Provide safe and accessible bicycle parking that enhances the streetscape and is designed to meet the needs of employees, visitors, and shoppers.
- **Pedestrian-supportive building design.** Require new and substantially rehabilitated/renovated commercial and mixed-use projects to follow best practices for pedestrian-supportive design:
 - Ensure pedestrian orientation of ground floor uses in new development.
 - Place primary building facades and entrances near the front property line or back of sidewalk. In limited cases, allow small plazas and active landscaped areas for social gathering between the building and sidewalk.
 - Scale building elements to pedestrian scale.
 - Design new buildings along corridors to provide for a rear building transition between the primary arterials and any adjacent low-density residential neighborhoods.
 - Require parking internal to buildings that face primary arterials or side streets to use appropriate design (such as faux facades, green walls, public murals, etc) to minimize its visual impact.
- Require that new development include wide sidewalks, trees, pedestrian furniture, safe pedestrian crossings and direct connections to the front entrances of retail and services.
- Encourage new commercial developments to have common driveways to minimize the number of curb cuts along any given block to improve pedestrian safety.

Goal LUD-9: A city with beautiful and vibrant architecture and building design that reflects the culture and character of Seaside.

Intent: To beautify the city, enhance the image of the community, and encourage integrated urban design.

Policies:

- **Quality construction.** Use simple, urban building forms made with permanent materials with high-quality detailing that stands the test of time.
- **Ornamentation.** Use building organization and construction to derive scale and articulation rather than surface ornamentation.
- **Building materials.** Convey façade articulation through the strength, depth, and permanence of building materials. Thinner cladding materials, such as stucco, masonry veneers, and wood or simulated wood, may be used when finished to appear as durable and authentic of the materials they simulate.
- **Articulation.** Articulate residential building façades with smaller-scale increments than office building façades.
- **Building entrances.** Use visual and physical design cues within a building's design and entries to emphasize the building entrance and connections to public spaces.
- **Iconic design.** Allow iconic and memorable building designs, particularly on larger non-residential properties in the East Seaside, Main Gate, and Campus Town areas.
- **Natural areas.** Design sites and buildings adjacent to natural areas with transparent design elements. Employ bird-safe design practices near habitat areas or migratory routes.



Example of vertical residential building articulation.



Example of high-quality, residential building entrances.

Goal LUD-10: A network of pedestrian-oriented, human-scale and well-landscaped streetscapes throughout Seaside.

Intent: To encourage a vibrant public realm and to promote walking as a safe, comfortable, healthy, and viable mode of transportation.

Policies:

- **ADA requirements.** Design all new streets to be ADA compliant and meet NACTO standards for sidewalks, street trees and planting strips, and pedestrian-oriented lighting.
- **Landscaping and urban forest.** Plant new drought-tolerant street trees and high-quality landscaping where it is currently lacking.
- **Pedestrian amenities.** Use high-quality and attractive pedestrian amenities, including planters, bicycle racks, bus shelters, benches, trash cans, and other similar amenities in commercial areas.
- **Street lighting.** Ensure street lighting is pedestrian-oriented, attractively-designed, and provides for night-time visibility and security.
- **Multimodal streets.** Design regional streets, including Fremont Boulevard, Del Monte Boulevard, Gigling Road, and Broadway Avenue, to balance regional travel needs with pedestrian and bicycle travel needs.
- **Improved connections.** Improve pedestrian and bicycle mobility by identifying opportunistic connections within the city's neighborhoods to increase access to local parks, open space, schools, neighborhood centers, and neighborhood gathering spaces.



Example of a pedestrian-oriented street.



Example of a multimodal street with buffered bicycle lanes.

Existing Seaside Neighborhood Goals and Policies

The following goals and policies address key subareas in existing Seaside neighborhoods. Subdividing the city into distinct areas allows for strategies for change, growth and preservation to vary by area. Each section includes accompanying maps and graphics. These subarea goals and policies supplement the citywide goals and policies

presented on the previous pages, and address the following areas specifically:

- Residential Neighborhoods
- Downtown/Broadway
- Fremont Boulevard
- Auto Center

Figure 6: Existing Seaside Subareas



Residential Neighborhoods

The following section provides goals and policies for the residential areas in existing Seaside neighborhoods.

Goal LUD-11: Maintain and enhance existing residential neighborhoods.

Intent: To encourage stable, livable low and moderate density neighborhoods, and to maintain and enhance their character.

Policies:

- **Maintenance.** Support the on-going maintenance and improvement of existing residential properties; in particular, encourage property owners to maintain and improve their front yards and facades.
- **Orientation.** Orient all new residential construction towards streets, public spaces, or shared private spaces, placing parking to back or side of the lot.
- **Transparency.** Minimize gating or “walling off” of multifamily residential complexes from the street.
- **Sustainable residences.** Encourage sustainable building practices during new construction or when buildings are substantially renovated.
- **No net loss.** Require no net loss in the number of residential units during reconstruction or renovation.
- **Home businesses.** Support home businesses that meet city planning and permitting requirements and create jobs and opportunities for entrepreneurship.
- **Short-term rentals.** Enforce the City’s short-term rental ordinance.
- **Blight and nuisances.** Work with neighborhood associations, commissions, and other community groups to address nuisances and eliminate blight.
- **Open space maintenance.** Strengthen public-private partnerships with local neighborhood organizations to build and maintain neighborhood parks and recreational facilities.

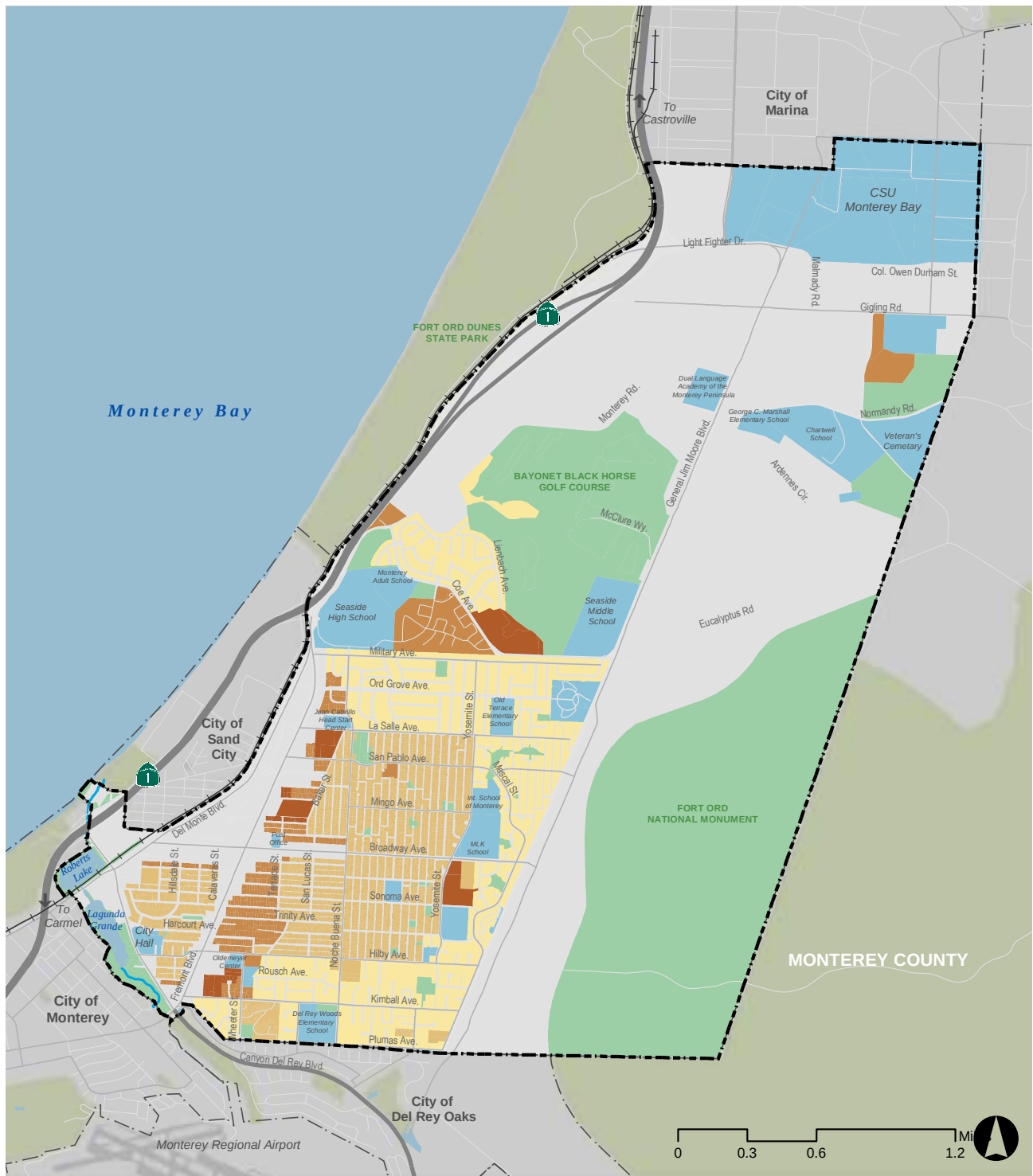
Goal LUD-12: Preserve and improve the quality, diversity, and affordability of existing single-family neighborhoods.

Intent: To maintain a high quality of life for residents in predominantly single-family neighborhoods, while allowing for compatible additions and new construction.

Policies:

- **Neighborhood character.** Preserve the quality of existing single-family residential areas and housing stock of the Neighborhood Low and Neighborhood Medium areas, while allowing on-going maintenance and improvement to dwellings.
- **Compatible scale.** Maintain high-quality existing residential neighborhoods by ensuring new development projects are compatible in scale and provide adequate transitions to adjacent residential properties.
- **Lot subdivision.** Allow for the subdivision of large lots for new single-family housing and duplexes. The subdivision shall not result in lots smaller than 1,200 square feet, unless smaller lots are approved by the City Council.
- **Accessory Dwelling Units.** Permit accessory dwelling units and second primary units (e.g., duplexes) on single-family lots in accordance with State law.
- **Additions.** Allow additions, such as a new bedroom or bathroom that are complementary to the existing neighborhood. Renovations and expansions should use complementary building materials and forms, while allowing flexibility for unique design conditions.
- **High-quality landscaping and fencing.** Encourage property owners to maintain and improve their yards and fencing and the front facades of homes and encourage the use of drought-tolerant landscaping.
- **Church reinvestment.** Allow churches to add housing on a portion of their site. Encourage multi-family affordable rental housing.

Figure 7: Existing Residential Neighborhoods



- Neighborhood Low
- Neighborhood Medium
- Neighborhood General
- Neighborhood High

- Public/Institutional
- Parks and Open Space
- Highway
- Rail
- Major Road



Sources: City of Seaside (2022); Fort Ord National Monument (2016); City of Monterey (2016); AMBAG (2016); ESRI (2022); USGS & NOAA (2015).

Goal LUD-13: High-quality multifamily neighborhoods with a mixture of well-designed building types for a diversity of households.

Intent: To promote a variety of building types in the Neighborhood General and High designations, in order to serve the housing needs of a broad cohort of the city and region's population.

Policies:

- **Housing diversity.** Permit a range of housing options in Seaside's multifamily neighborhoods to accommodate different economic levels, household sizes, and age groups.
- **Affordable by design.** Encourage the creation of smaller and more affordable residential units that are affordable by design – units that are physically smaller, more efficiently designed, and are not bundled with parking stalls.
- **Infill housing.** Encourage new infill housing in residential areas of the city and on public / institutional sites to expand the amount and diversity of housing.
- **Design of new multifamily buildings.** Design new multifamily housing in a way that creates attractive, quality-living environments for a variety of household types and contributes to the overall visual quality of the City.
- **Integration of new and old.** Promote new multifamily developments that are integrated with older development nearby, using transitions in scale, building proportions, and articulation and texture to reduce their apparent size.
- **Renovation.** Encourage and incentivize the renovation of older multi-family buildings to more contemporary standards.
- **Common open spaces.** Require apartment and townhouse property management companies to improve the safety, lighting, and landscaping of common private and semi-private open spaces.
- **Minimum open space.** Require a minimum amount of open space in higher density residential and mixed-use projects. Carefully and deliberately integrate these spaces into project design and require maintenance by the property management organization.
- **Neighborhood retail.** Allow limited neighborhood-oriented retail or offices in suitable locations within existing multifamily neighborhoods.
- **Senior housing.** Encourage the development of senior housing in locations that are accessible to public transit, commercial services, and health and community facilities.

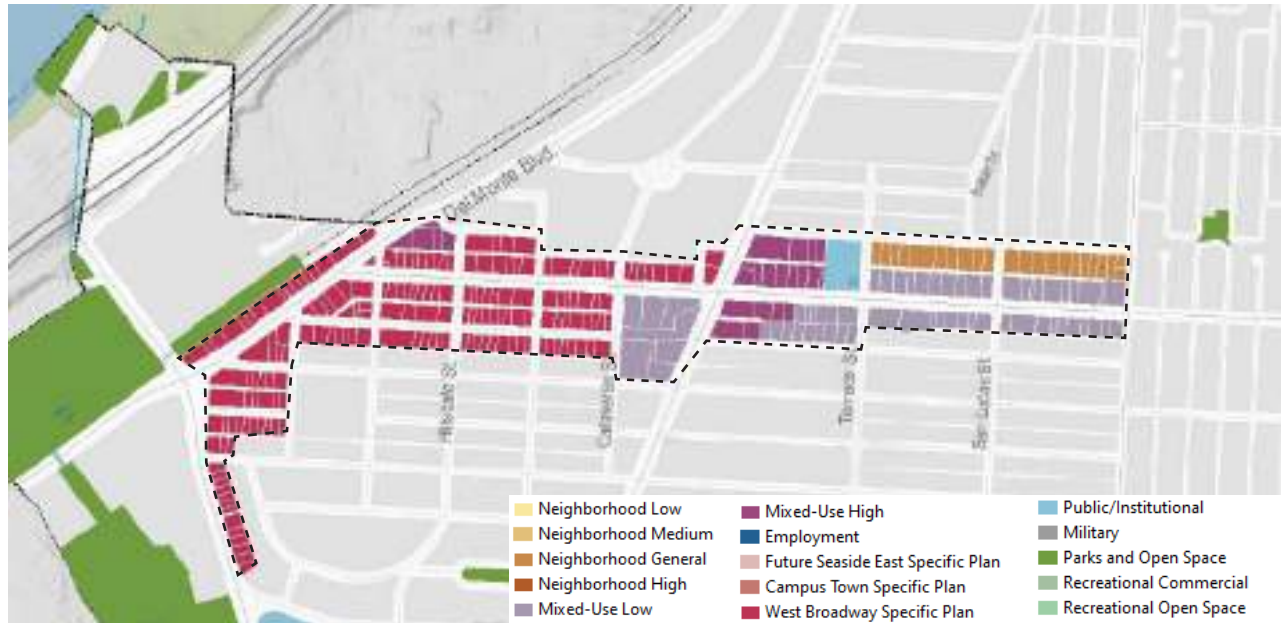


Example of possible multifamily infill housing in Seaside.

Downtown / Broadway Avenue

The following section provides goals and policies for the residential areas in older Seaside.

Figure 8: Broadway Avenue



Goal LUD-14: Create a pedestrian-oriented Downtown along Broadway Avenue and Del Monte Boulevard that is a local and regional-serving mixed-use district.

Intent: To accelerate the transformation of Broadway Avenue into a resource that contributes to the identity, character and economic stability of Seaside. To create a vibrant walkable mixed-use office and retail district that increases city revenues and provides a dynamic entertainment and shopping district.

Policies:

- **Seaside's downtown.** Encourage a broad mix of uses that creates an inviting and dynamic Downtown Seaside including:
 - A diversity of local- and regional-serving retail and service opportunities.
 - Small, local-serving office uses.
 - Residential buildings to increase housing diversity and units in the Downtown.
- **New parks and open spaces.** Support innovative, publicly-accessible park design in Downtown, such as:
 - Near the intersection of Fremont Boulevard and Broadway Avenue.
 - North of East Broadway Avenue adjacent to the Hannon and Olympia neighborhoods.
- **West Broadway Urban Village Specific Plan.** Implement the West Broadway Urban Village Specific Plan to create a vibrant mixed-use Downtown in Seaside.
- **Community programming.** For properties and buildings that have been vacant or underutilized for a significant period of time, support the establishment of cultural programs and public spaces for arts-based community programs. Allow the opportunity for Community Land Trusts to own underutilized public properties,

- **Exemplary buildings.** Require any new project at or near the intersection of Fremont and Broadway to have exemplary pedestrian-oriented design and building architecture to create a prominent center in the City.
- **No new auto-related uses.** Prohibit new auto-related uses and services in the Downtown area.
- **Active ground floors.** To create a continuous vibrant and pedestrian-supportive public realm along both sides of Broadway, require any new development or major addition to provide active ground-floor uses at Fremont Boulevard, Del Monte Boulevard, and San Lucas Street. Active uses include retail, individual residential stoops/entrances, lobbies, amenity areas, offices with high transparency, and similar activities.
- **Outdoor dining.** Encourage outdoor dining and facilitate the process to obtain encroachment permits.
- **Parcel consolidation.** Allow aggregation of smaller parcels to facilitate sites that create a mix of uses and shared parking.
- **Pedestrian conditions.** Promote a more unified pedestrian experience along Broadway Avenue by:
 - Extending streetscape improvements from West Broadway to East Broadway to improve pedestrian orientation.
 - Prioritizing East Broadway Avenue for pedestrians and bicyclists, extending streetscape design and improvements from West Broadway to Noche Buena Street.
 - Identifying and creating clear, convenient, and comfortable pedestrian and bicyclist paths to and from Broadway Avenue. Paths should increase connections to other parts of the city and allow pedestrians and bicyclist to move between locations safely.



Examples of active retail ground floors.



Fremont Boulevard

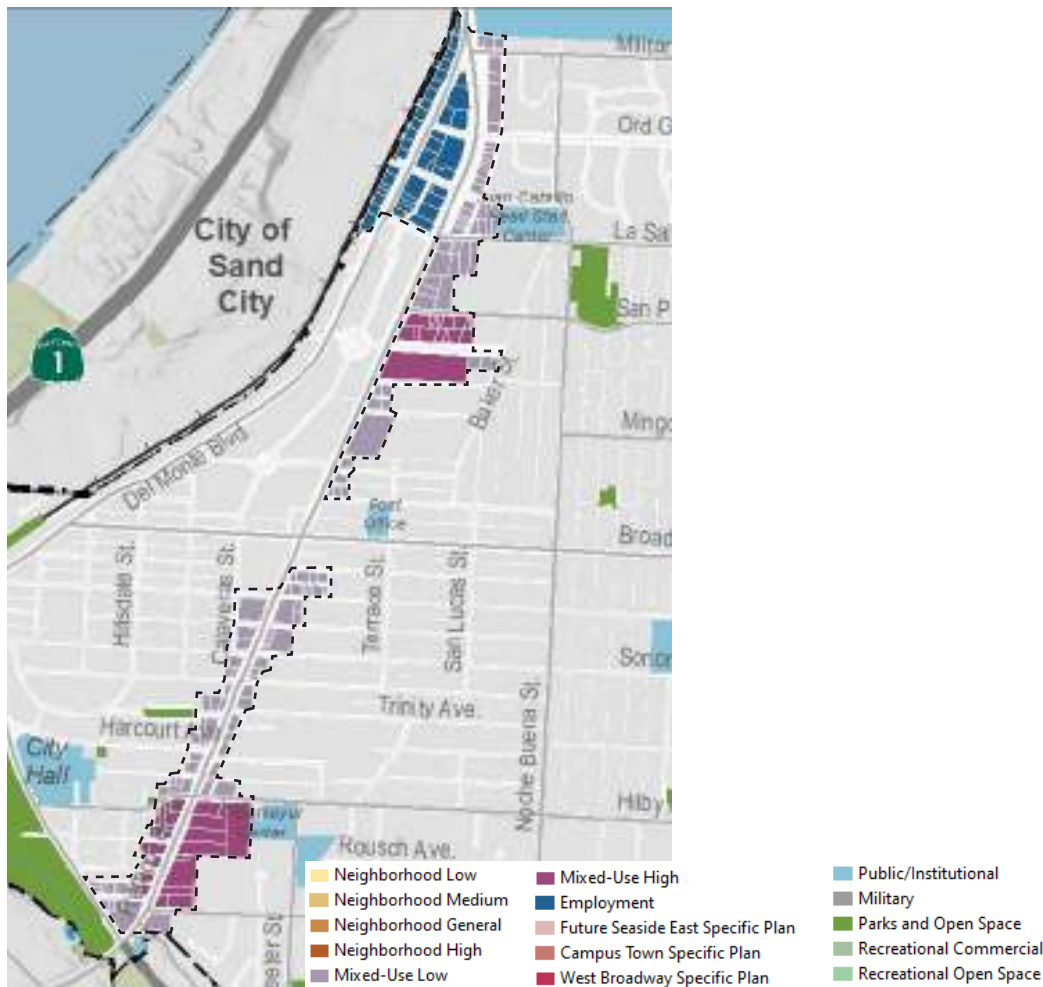
Goal LUD-15: Transform Fremont Boulevard into a distinct, visually-consistent, mixed-use commercial boulevard with neighborhood and regionally-serving centers.

Intent: To attract a variety of residential, office and retail uses that are higher in intensity and quality than current development.

Policies:

- **Mixed-use boulevard.** Establish Fremont Boulevard as a dynamic mixed-use boulevard with an enhanced pedestrian experience and improved transit facilities and traffic circulation. Explore reconfiguring or narrowing parts of the Fremont Boulevard right-of-way to make it more attractive and pedestrian and bicycle-friendly. Require new projects to follow best practices for pedestrian-supportive design. Consider future Monterey-Salinas Transit plans for Fremont Boulevard to increase regional connections.
- **Mixed-use centers.** As established by the Mixed-Use High designation, support mixed-use centers at Hilby Avenue, Broadway Avenue, and Echo Avenue that provide a variety of housing, retail, services, community gathering, and employment opportunities.

Figure 9: Fremont Corridor



- **Development intensity.** Focus the highest development intensity within the mixed-use centers.
- **Ground floor uses,** including ground-floor retail, in the higher-intensity mixed-use centers
- **Echo Avenue improvements.** Echo Avenue represents a catalytic opportunity for a major mixed-use redevelopment supported by street investments and modifications. Create a mini “main street” along Echo Avenue by improving the streetscape for pedestrians and bicyclists, narrowing the street, and employing tactical urbanism strategies that allow the City to experiment with new ideas. Strategies may include allowing temporary, pop-up businesses, promoting open streets, and converting pavement to parks to improve street vitality.
- **Areas outside of centers.** Allow and promote a mix of uses along Fremont Boulevard in Mixed Use Low areas. Allow residential-only buildings in Mixed Use Low areas (not in centers). The ground-floor design of residential-only buildings shall recognize the arterial street conditions and respond appropriately.
- **Regional uses.** Encourage hotels and regional retail along north Fremont Boulevard.
- **Architecture and building appearance.** Encourage and allow a variety of architectural styles, building forms and building heights along Fremont Boulevard. Encourage façade and building improvements that improve the appearance and quality of commercial areas.
- **Parcel aggregation.** Incentivize aggregation of smaller parcels to facilitate sites that can accommodate a mix of uses and shared parking.
- **Outdoor dining.** Allow and encourage outdoor seating/dining along Fremont Boulevard.
- **Auto-related uses.** Existing automobile services can remain as permitted uses and can expand if developed according to the Mixed Use designations as described by the land use designations.



Examples of possible corridor infill development in Seaside.

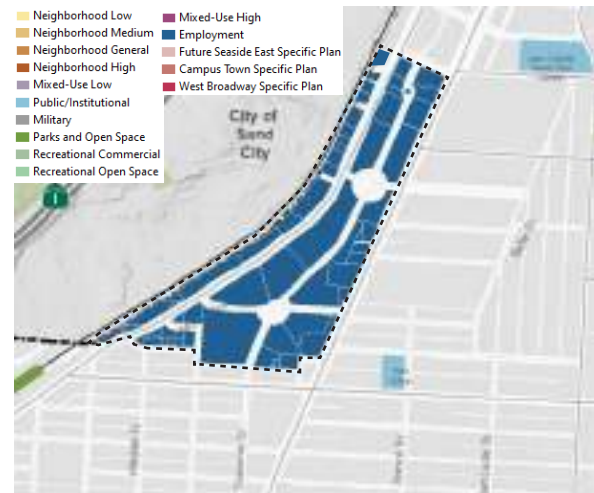
Goal LUD-16: Maintain the auto center as a critical economic engine for Seaside while allowing for the gradual transformation of the area.

Intent: To allow for the continued operation and success of the auto-centric district, while also permitting a market-driven evolution over time towards innovative, cutting-edge industries and employers.

Policies:

- **Continuation of auto uses.** Retain existing automobile dealerships and services as permitted uses and allow expansion if developed according to the Employment designation. These standards envision a more urban, walkable format of building placement and façade design.
- **Employee services.** Enhance the working environment within the auto center by promoting small retail areas and restaurants to serve employees.
- **Employment priority.** Preserve the area as an employment center now and into the future. Allow the gradual transition of the auto center area towards uses that promote greater diversity of employers and additional jobs.
- **Adaptive reuse.** Support the rehabilitation and adaptive reuse of garage and auto-related buildings to preserve a link to the area's past.
- **New development.** In accordance with automobile technological advances, encourage new development in the auto center that will maintain the area's economic vitality, enhance the design of the area, and create better pedestrian scale and orientation.

Figure 10: Seaside Auto Center

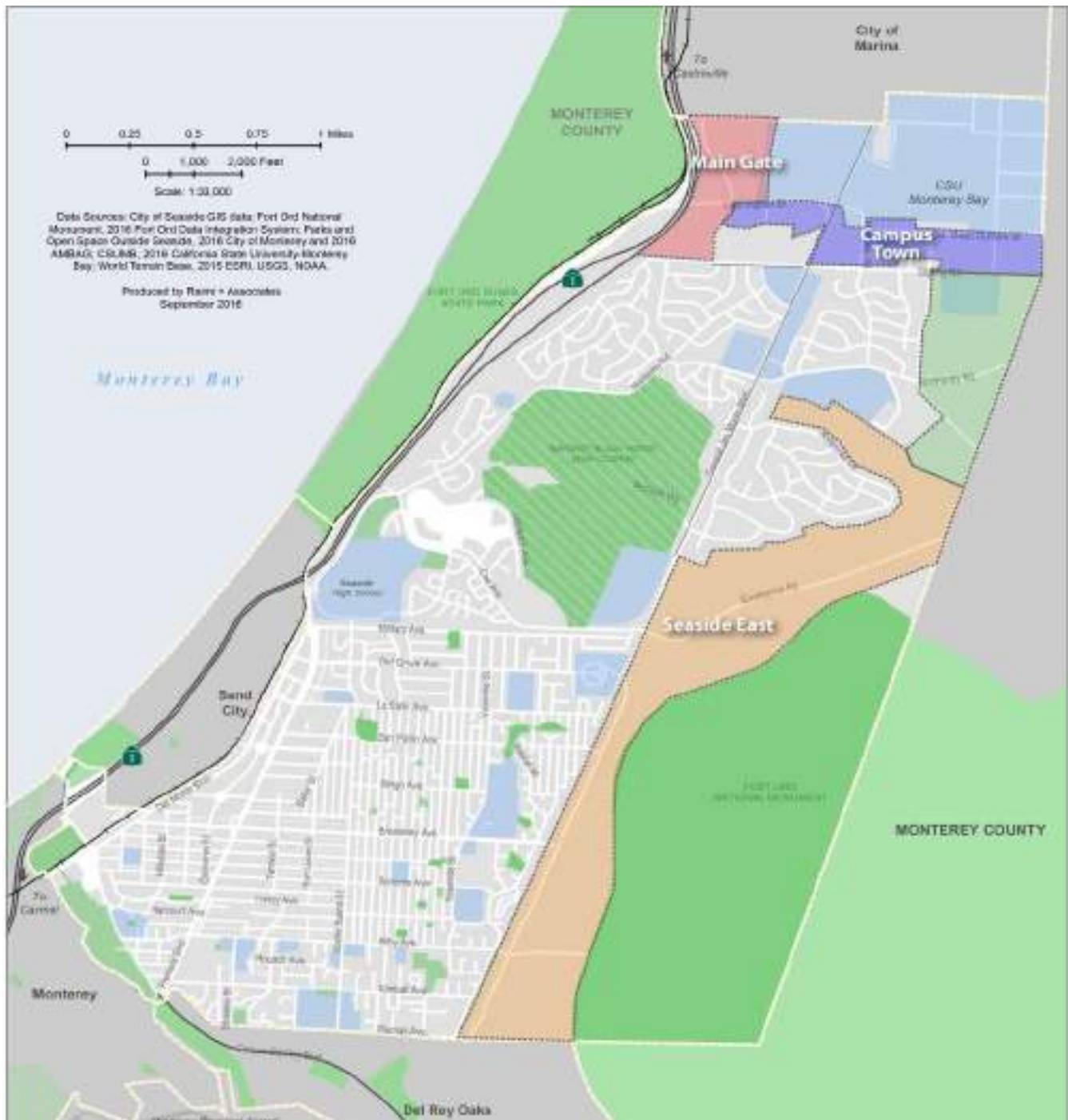


- **Walkable blocks.** Add new street connections to create walkable blocks to improve pedestrian safety and access.
- **Makerspaces.** Seek out partnerships with innovative companies and encourage the development of “makerspaces.”
- **Consolidated ownership.** Promote future efforts to consolidate ownership of parcels in the auto center.
- **On-site parking.** Encourage auto center businesses to provide adequate on-site parking for their employees as well as their customers.
- **Auto center employee parking and vehicle storage.** Promote a coordinated effort between auto center business owners and the City to identify parking solutions for auto center employees and off-site vehicle storage of new automobiles.

Former Fort Ord Lands Goals and Policies

The following section includes goals and related policies that apply to all former Fort Ord lands. Detailed sub-area goals and policies for Seaside East (including the area north of Eucalyptus Road), Campus Town, and Main Gate follow after overall area goals.

Figure 11: Former Fort Ord lands



Goal LUD-17: Abundant and high-quality natural open space on former Fort Ord lands.

Intent: To leverage the undeveloped Fort Ord lands to provide new active and passive open space for the Seaside community. To create connected open space and habitat corridors that maximize ecological quality.

Policies:

- **Open space corridors.** Balance the need to create more housing, employment, retail, and entertainment uses on former Fort Ord lands with open space corridors that support natural vegetation communities, scenic vistas, and sensitive habitats within new growth areas. Open space corridors should connect to formal and informal trailheads in the National Monument, where possible.
- **Open space buffer.** Provide an open space buffer / fuel break between new development and habitat areas.
- **Regional efforts.** Participate in regional programs and in partnerships with land trusts and conservancies to seek funding to preserve, maintain, and acquire open space as opportunities allow.
- **New parks.** Require or incentivize development of parks and open space within individual districts and neighborhoods. Require developers to establish mechanisms, such as Community Facilities Districts or impact fees to adequately develop and maintain new parks and recreation facilities.
- **Minimum on-site open space.** Require a minimum amount of open space in higher density residential and mixed-use projects. Carefully and deliberately integrate these spaces into project design and require maintenance by the property management organization.
- **Park and open space plans.** During the creation of specific plans, master plans, or other similar area planning processes, create a park and open space plan that shows the location and extent of future parks, open space, and recreation-open space areas. Develop a comprehensive and connected network of trails and non-auto circulation that improve access to parks, open space, and other community spaces.
- **Trail network implementation.** Work with project applicants to dedicate land or pay in lieu fees for trails that connect to parks and open space, FORTAG, or other regional bicycle and pedestrian connections.

Goal LUD-18: Design new Seaside neighborhoods on former Fort Ord lands sustainably by linking land use, transportation, and infrastructure development to increase non-automobile travel, protect sensitive habitat, and reduce infrastructure costs.

Intent: To expand the city in a sustainable, smart growth manner that minimizes the carbon footprint of new development, while also benefiting the existing community.

Policies:

- **Diverse neighborhoods.** Create diverse mixed-income neighborhoods with a range of residential housing types for different economic levels, household sizes, and age groups.
- **Access to amenities.** Strive to create development patterns such that the majority of residents are within one-half mile walking distance of a variety of neighborhood-serving uses, such as parks, grocery stores, restaurants, churches, cafes, dry cleaners, laundromats, banks, hair care, pharmacies, civic uses, natural areas, and similar uses.
- **New urban spaces.** Require new developments to provide public parks, plazas and squares that provide interesting urban spaces in planned districts and neighborhoods. Require project developers to establish mechanisms, such as a Community Facilities District or impact fees, to adequately develop and maintain new parks and recreation facilities,
- **Expanded mobility.** Ensure new development supports non-automobile mobility by providing safe, comfortable, and convenient well-connected pathways for pedestrians and bicyclists and waiting areas for transit.
- **Protect habitat.** Identify and avoid sensitive habitats during the neighborhood design phase.
- **Internal connectivity.** Require development projects to have a high-level of internal connectivity (minimum 150 intersections per square mile) and to be well-connected to the surrounding area.
- **Military designated lands.** Seek partnership opportunities with the federal government to increase transportation and open space access within and through military (M-designated) lands.
- **Traffic modeling.** Ensure future traffic study methodologies balance automobile, transit, walk, and bike mode shares.
- **Card rooms and casinos.** Prohibit card rooms or casinos land uses on former Fort Ord lands.
- **Links to CSUMB.** Create strong physical linkages from villages in the Campus Town and Main Gate areas to CSUMB.



Example of neighborhood-serving amenities.

Goal LUD-19: Seamlessly connect new growth areas on former Fort Ord lands with the rest of the city.

Intent: To create a unified city where eastward growth does not diminish or ignore the existing city fabric, but rather reinforces and expands upon it.

Policies:

- **Visual connections.** Provide visual connections, including wayfinding, between existing development and new development, and between open space on former Fort Ord lands. Ensure consistency with the former FORA Regional Urban design guidelines emphasizing:
 - **Connections.** Ensure signage provides guidance for seamless connections to centers of activity, public open spaces, and educational institutions, locations of interest, transit facilities, and trails.
 - **Coordinated.** Coordinate wayfinding sign design to incorporate regional wayfinding standards and allow for unique jurisdiction and community identity.
 - **Consistent.** Ensure wayfinding signage is consistent with Monterey County Bicycle and Pedestrian Wayfinding Signage Design standards. When applicable use internationally standardized imagery.
 - **Legible.** Ensure wayfinding signage is clear and readable to the intended audience (i.e. pedestrians, cyclists, equestrians and motorists).
 - **Safety.** Ensure signage is safely located.
- **Physical connections.** Require future development projects to better integrate with existing development by physically connecting new development on former Fort Ord lands with frequent streets, transit, bicycle, and pedestrian connections to ensure easy access from historic Seaside.
- **Prioritization.** Prioritize City programs and capital projects that actively work to integrate historic Seaside with new development on former Fort Ord lands.
- **Contiguous expansion.** Locate initial new development on former Fort Ord lands adjacent to Seaside's built environment and CSUMB to create a contiguous expansion of the city.

Goal LUD-20: New development supports the preservation or enhancement of the city's natural resources.

Intent: To protect the most valuable natural areas and species in former Fort Ord lands.

Policies:

- **Clustered development.** Cluster new development on former Fort Ord lands, as feasible, to minimize impacts on sensitive habitat.
- **Development adjacent to habitat.** Require new construction adjacent to habitat management areas to minimize new impervious surface, minimize light pollution, and emphasize native landscaping.
- **Low-impact development.** Require new construction and redevelopment projects to use low-impact development techniques to improve stormwater quality and reduce run-off quantity.
- **Steep slopes.** Preserve areas with steep slopes greater than 40 percent by prohibiting commercial and residential development. Open space and trails will be allowed in these areas.
- **Native species.** Encourage new development to support a diversity of native species and manage invasive species.
- **Green Streets.** Explore opportunities for Green Streets, when feasible. When Green Street demonstration areas are identified, include unobtrusive educational signage.
- **On-site stormwater infiltration.** Require on-site stormwater collection and infiltration according to C3 requirements.
- **Erosion control.** For all development in former Fort Ord, require the implementation of adequate erosion control measures on lands with a prevailing slope above 30% consistent with the City's Municipal Code Erosion and Sediment Control Design Standards.
- **Habitat protection area.** Establish a habitat protection area, including criteria for defining the area, during the creation of a specific plan for Seaside East.

Goal LUD-21: Resilient neighborhoods on former Fort Ord lands.

Intent: To ensure new development is not unduly threatened by natural hazards and the worsening impacts of climate change.

Policies:

- **Wildfire risk.** Require that all future developments on former Fort Ord lands take steps to reduce wildfire risk as part of the site review process.
- **Hazard mitigation.** Support plans and policies that mitigate existing hazards and reduce the risk of urban and wildfire threats.
- **Resource efficiency.** Provide incentives to encourage new development to be more water and energy efficient and use fewer natural resource to increase long-term neighborhood resilience.
- **Seismic setbacks.** Reduce the impact of future seismic hazards by incorporating seismic setback standards for new development into the zoning code. The City may designate these setback areas as open space.



Example of native landscaping and bioswales.

Goal LUD-22: Balanced, diverse, and sustainable growth.

Intent: To guide development towards a diverse community that balances habitat and wilderness with new low-impact residential development clustered around neighborhood centers, supporting public use, and employment districts.

Policies:

- **Gateways.** Provide ample gateways to the National Monument, through formal and informal entryways to trailheads. Provide distinctive signage and gateway elements at entryways.
- **New infrastructure.** Plan for significant improvements to existing infrastructure in the area, including the development of an active transportation and transit plan.
- **FORTAG trail.** Support implementation of the FORTAG regional trail. Coordinate with FORTAG about trail design and connectivity, including opportunities for:
 - Art installation
 - Nature and historic interpretation
 - Outdoor classrooms
 - Birding
 - Native plant appreciation
 - Commercial uses including cafes, bike shops, and visitor centers
 - Senior mobility
 - Safe “Just Run” routes, “ParkRun”, and other commercial and charity fun runs.
- **Habitat preservation.** Working with CSUMB and City of Marina to minimize the impacts of land uses at the western entrance of the CSUMB campus, support the preservation of open space and sensitive habitat including:
 - Oak woodlands and linkages.
 - An open space buffer between future development and the National Monument.
 - Open space corridors that support natural vegetation communities, scenic vistas, and sensitive habitats.
- **Balanced land use mix.** Create a complete community in Seaside East with a mix of parks, recreation, employment, retail and services, and housing. Specifically, the eventual build-out of the area will include all of the following, in the approximate conceptual quantities specified in Table 3. Additional analysis will be completed with any future specific plan in the area:
 - A range of park types and community recreation facilities, including a regional recreation area with multipurpose athletic fields, courts, and other park uses.
 - Visitor-serving amenities (retail and services) at primary National Monument access points.
 - New office, research and development (R&D), and/or flex space to increase employment in the area as required as a condition of the City’s acquisition of the land.
 - Traditional, walkable residential neighborhoods with a diversity of low and moderate-density housing types built around “neighborhood centers” with a mix of retail, services, parks, and other amenities for residents.
 - New schools, public facilities, and a Civic Campus to support the expected population and worker growth in the area.
- **Connections across General Jim Moore Boulevard.** Improve connections to the rest of the city, especially across General Jim Moore Boulevard.
- **Walkable grid.** Plan new streets to form an interconnected grid of street and greenway circulation within the subarea. Design street and block patterns to provide safe, convenient, and comfortable circulation for pedestrians and bicyclists.

Table 3: Conceptual Land Use Mix in Seaside East

Land Use Designation	Acres	Percentage	Range
Neighborhood Low	95 (min)	15 percent	15 – 20 percent
Neighborhood Medium	95 (min)	15 percent	15 – 20 percent
Mixed Use Low	45 (min)	7 percent	7 – 10 percent
Employment	100	16 percent	15 – 25 percent
Public/ Institutional	30	5 percent	Min 3 percent
Recreation Commercial	60	9 percent	8 – 15 percent
Parks and Open Space	60	9 percent	8 - 15 percent
Recreation - Open Space	150	24 percent	Min 15 percent



Gateway to monument.



Trail in open space.



Employment uses.



Medium density residential.

Campus Town

Goal LUD-23: Transform the Seaside's northern area into a mixed-use, economically-vibrant Campus Town that serves the student population and leverages its geographic adjacency to CSUMB.

Intent: To build a stronger rapport with CSUMB by housing and servicing its students, improving physical connections to the university, establishing areas for high-tech research and development, and redeveloping old derelict military areas into a higher and better use.

Policies:

- **Coordination with CSUMB.** Strengthen the relationship between the City and Cal State University-Monterey Bay, Marina, and other regional partners. Hold regular meetings with CSUMB to discuss plans for the "campus town" area.
- **Campus Town Specific Plan.** Implement the Campus Town Specific Plan to establish a coordinated, mixed-use area that supports higher-density housing, shopping, services, jobs, offices, and open space.
- **Pedestrian-supportive design.** Require new projects to follow best practices for pedestrian-supportive design. Ground floors should be active along all primary frontages.
- **FORTAG trail.** Support implementation of the FORTAG regional trail and coordinate with FORTAG about trail design and connectivity, and art opportunities.
- **Intersection density.** Design street and block patterns to provide safe, convenient, and comfortable circulation for pedestrians and bicyclists. Intersection density should be at least 300 intersections per square mile (including both motorized and non-motorized segments).
- **Connectivity.** Improve access and connections for all modes to CSUMB.
- **Area-wide coordination.** Promote coordinated design and development between plans, new projects, and existing uses and properties.
- **Gateway points.** Signage and gateway elements should be implemented by new development to draw visitors to the Dunes State Beach and the National Monument. At these entry points, visitor-serving amenities, such as restaurants, bike and water sport rentals, and lodging are encouraged.

Main Gate

Goal LUD-24: Transform the “Main Gate” area into a mixed-use center with retail, residential, institutional/public, and entertainment.

Intent: To create a regional destination that capitalizes on proximity to Highway 1 and acts as a gateway to the City’s assets.

Policies:

- **Destination and gateway.** New development at Main Gate will contribute to establishing the City of Seaside as a destination and gateway for tourists seeking access to the beach/ocean and the Fort Ord Monument.
- **Development and public realm character.** Create a vibrant, active district with attractive streetscapes and walkable blocks, including:
 - Development should be organized around a central community space or spaces.
 - Locate retail frontages on internal streets and plazas and adjacent to remaining surface parking lots to create a “main street” urban shopping experience.
 - Plan new streets to form an interconnected grid of street and greenway circulation within the area. Design street and block patterns to provide safe, convenient, and comfortable circulation for pedestrians and bicyclists. Intersection density should be relatively high.
 - Require that the first level of buildings generally have a minimum 15 feet floor to floor height to allow for flexibility.
- **Public viewsheds.** Preserve the unique public views visible from the Highway 1 corridor between Fremont Boulevard and the northern boundary of the city. Reinforce the natural landscape setting consistent with the local site character.
- **High-quality parking.** Require structured and surface parking facilities to have adequate landscaping, emphasizing native species and drought-tolerant plants.
- **Sustainable development.** Require high levels of sustainability from new buildings and the site generally, especially including stormwater treatment, drought-tolerant and native plantings, cool roofs, and indoor water conservation.
- **FORTAG trail.** Support implementation of the FORTAG regional trail. Coordinate with FORTAG about trail design and connectivity.





chapter four

ECONOMIC DEVELOPMENT

Economic development is a critical component of a community's well-being and prosperity, and foundational in setting strategies to meet a broad range of objectives, including business growth and investment, job creation and retention, supporting a diversity of employment opportunities, and fiscal stability. As such, the Economic Development Element of the Seaside 2040 General Plan is fundamentally tied to all other General Plan Elements. The other Elements of the General Plan establish policies that influence economic development and, in turn, economic forces influence the feasibility and performance in those Elements. This is reflected by the City's view that all Departments, staff members, and regional partners contribute to Economic Development in Seaside.

Seaside's economy has had an emphasis on tourism and visitor-serving businesses, all heavily impacted by the COVID-19 Pandemic. However, three major factors put Seaside in a very unique and advantageous position for future-oriented and sustainable economic development:

- 1. Increasing resident educational attainment levels and participation in leading high-tech industries;*
- 2. Proximity to one of the largest concentrations of higher learning and research institutions, post-secondary schools, labs and institutes in the world; and*
- 3. Proximity to the nation's most powerful concentration of ag-tech, applied robotics, and advanced engineering businesses (including Silicon Valley).*

Seaside is in a strategic position to drive economic development through attracting and retaining spinoff businesses from university and research programs, as well as startups and regional “tech” businesses looking to expand, due to:

Relative affordability in home prices and rents compared to the region, and

Robust existing clusters in the Seaside region, which make it more attractive and efficient for new and expanding businesses to tap into key inputs such as a prepared workforce, distribution networks (movement of goods), access to raw materials, services, and warehousing. There are also latent efficiencies that can be realized about 84% of Seaside’s residents commute out of Seaside for work with an average total commute time of 44 minutes daily.¹⁰

This chapter covers the following topics: market conditions and trends, targeted industries, city revenue and expenditures, regional employment and workforce trends and industry cluster patterns. It also includes relevant goals and policies.

Figure 12: Economics and Planning



Source: LWC

Statutory Requirements

The Economic Development Element is not among the seven elements mandated by California State Law. However, this Element is consistent with Section 65303 of the State of California Government Code that allows jurisdictions to adopt additional elements that relate to physical development.

Setting the Scene

Economic development is fundamentally tied to all other topics in the General Plan. Other topics influence economic development as illustrated in Figure 12. The interrelatedness of these elements is also evidenced in the California Planning Roundtable¹¹ conclusions on California’s economic future and the State’s ability to:

- Reduce greenhouse gas emissions;
- Improve fiscal efficiency for public services;
- Provide affordable workforce housing closer to jobs;
- Improve public health with multimodal street design that encourages cycling and walking as safe, comfortable, and viable modes of transportation; and
- Attract and retain workforce talent and businesses.

The City of Seaside is in a unique economic position, largely due to its setting along Monterey Bay, which draws visitors from around the world. Seaside is the home of the Fort Ord National Monument, the Seaside region hosts a diversity of educational institutions, including California State University Monterey Bay, Monterey College of Law, and technical and medical schools, as well as nearby Monterey Peninsula College Police and Fire Academy; unique resources that represent opportunities in a well-prepared workforce and leadership in technological and thought innovation. It also boasts a comprehensive set of social services including being in close proximity to the Community Hospital of the Monterey Peninsula. All these institutions, businesses, and services are surrounded by a rugged coastline and acres of intact natural habitat. By

capitalizing on these resources, Seaside is positioned to strengthen and expand existing business clusters and attract new industries and businesses that will provide diverse, long-term revenues, and expand a diversity of

Industry Cluster Patterns

Clustering is the phenomenon whereby firms from the same industry gather together in close proximity. By sticking together, firms are able to leverage workforce expertise, supply chains, transportation, and information networks. Industry clustering may also provide a means for smaller companies to achieve economies of scale usually reserved for larger firms.

Many businesses in Seaside are currently leveraging these advantages, and clustering is a key approach in targeting and attracting appropriate industries for growth. While the highest concentration of industry in the Seaside region is in “Arts, Entertainment, and Recreation, and Accommodation, and Food Services,” reflecting the strong tourism economy, it is closely followed by “Information” (e.g., data processing, telecommunications, software publishing and support services). Industries presented in Table 4 demonstrate potential opportunities for Seaside to capitalize on industry clusters that generally support higher-wage jobs than those in the service industry.

Seaside’s strong tourism economy relies on natural beauty, such as the Fort Ord National Monument and Fort Ord Dunes State Park. Seaside has an enormous opportunity to capitalize on these resources and foster growth in the eco-tourism and outdoor recreation industries, once removal of unexploded ordnance has been completed. Targeted businesses could include visitor serving amenities that complement activities like mountain biking, hiking, kayaking, wildlife viewing, parasailing, and others.

Although tourism and related industries represent the strongest industry cluster, several other concentrated industries, specifically “Information” and “Professional, Scientific, and Management (e.g., software design, engineering, legal services)” present opportunities to bolster existing businesses and draw new businesses that bring diverse, higher-paying jobs to Seaside. Seaside can strengthen these clusters by leveraging popular academic programs at nearby universities and the massive concentration of technology-oriented businesses in nearby Silicon Valley.

REGIONAL TARGET INDUSTRY CLUSTERS

The greatest economic development opportunities in Seaside currently stem from collaborative opportunities and proximity with the educational and research institutions and the regional spinoff and startup businesses in cutting edge industries such as agriculture technology, applied robotics, alternative energy, advanced manufacturing, scientific research, and telecommunications. The Regional Target Industry Clusters map (Figure 13) illustrates just how close and how many businesses there are surrounding Seaside, from Silicon Valley (approx. 80 miles) to Monterey (7 miles). Seaside is in an excellent position to attract and retain businesses in these industries as it is geographically close and connected, has a workforce with a growing capacity and affordable rents and property values.

Table 4: Seaside Region Industry Cluster Patterns¹²

Industry	Total Employment	% of Total	Regional Concentration (Location Quotient*)
Arts, entertainment, and recreation, and accommodation, and food services	15,743	13%	1.15
Information	1,665	1%	1.12
Transportation and warehousing, and utilities	5,049	4%	1.05
Educational services, and health care and social assistance	26,175	21%	1.03
Professional, scientific, and management, and administrative and waste management services	12,608	10%	1.03
Retail trade	13,107	10%	1.03
Other services, except public administration	5,708	5%	1.03
Source/Notes: U.S. Census 2020 5-Year American Community Survey, Table S2405: Industry By Occupation For The Civilian Employed Population 16 Years And Over.			
* The percentages were calculated based on the total employment (n=124,952) in the Seaside region, which includes industries beyond those highlighted here.			
* Location Quotient (LQ) is a metric used to quantify how concentrated a particular industry, cluster, or occupation is in an area as compared to a larger region. The industries listed with LQ values above 1.0 present a greater concentration of jobs relative to Monterey County.			

Regional Educational Institutions, Programs and Targeted Industries

The Monterey Bay region boasts one of the highest concentrations of higher education institutions in the world, ranging from four-year universities, community colleges, law schools, and public policy institutes, in addition to wildlife and marine research labs such as the NOAA National Marine Sanctuary and Moss Landing Marine Laboratories. These institutions offer courses in applied robotics, advanced engineering, computer science, environmental and foreign policy, business administration, military technology, law, biological and marine sciences, and education. This concentration and diversity of educational facilities offers an attractive potential for “Town-Gown” partnerships which leverage

the City’s resources and needs and the goods, services and needs of local educational institutions (diversity of the potential workforce and customer base from entering students to PhDs and university staff). The retention and attraction of college graduates as Seaside residents presents an opportunity to expand employment “ladder” opportunities and should be analyzed in the context of “target” industries.

Table 5 lists key institutions in the immediate Monterey Bay region that specialize in fields with strong potential for future growth and offer the skills required for higher-wage and/or social beneficial employment opportunities.

Figure 13: Regional Target Industry Clusters

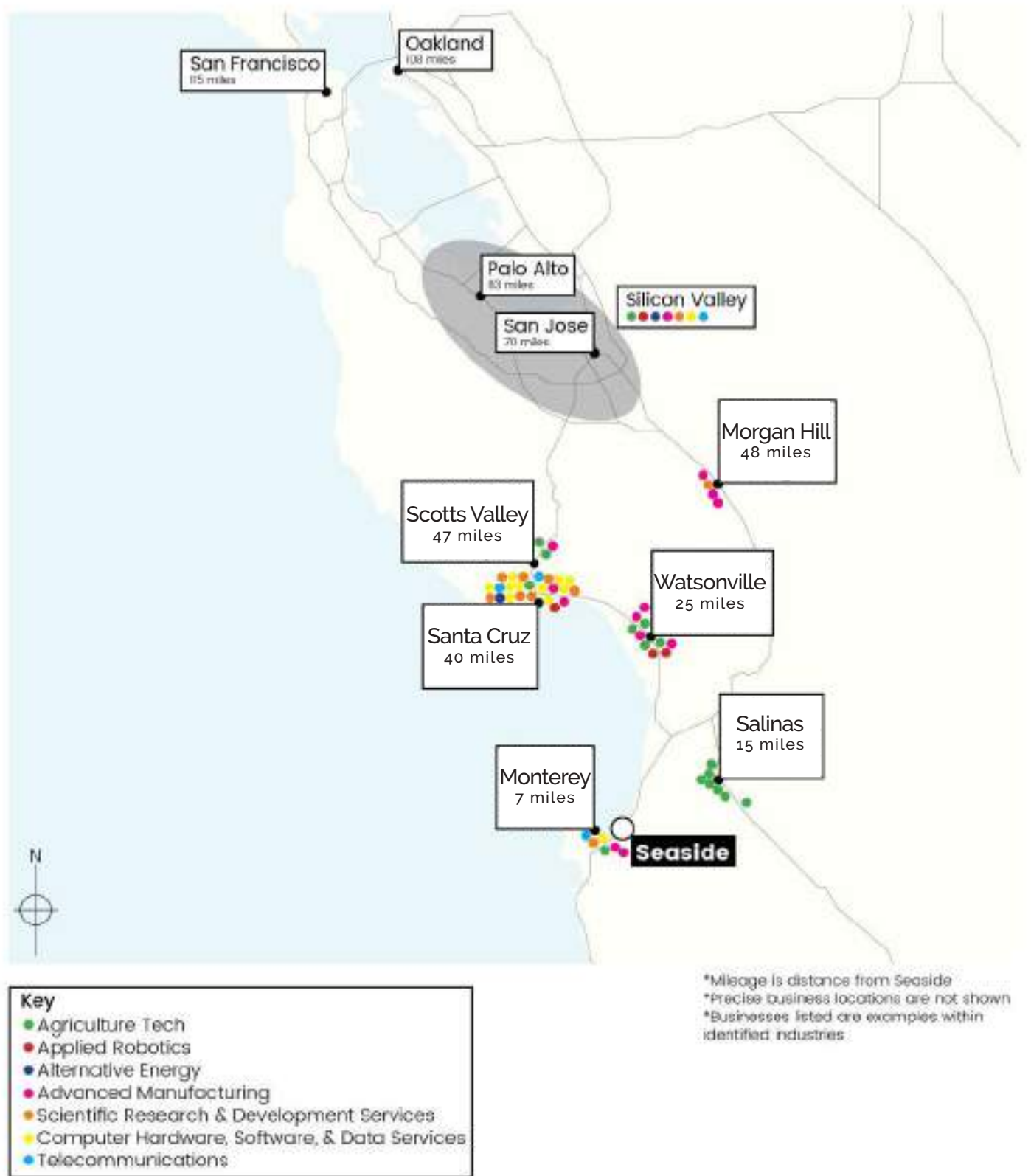


Table 5: Monterey Bay Region Universities, Community Colleges, and Institutes

Monterey Bay Universities/ Institutes	Sample Undergraduate (Bachelors, Associates or Certificate) Programs	Sample Graduate Programs
California State University Monterey Bay	Business Administration	Business Administration
	Psychology	Social Work
	Kinesiology	Education
	Biology	Instructional Science and Technology
UC Santa Cruz	Social Sciences	Engineering
	Physical and Bio Sciences	Physical and Bio Sciences
	Engineering	Social Sciences
	Humanities	Humanities
Monterey College of Law	Doctor of Jurisprudence (J.D.) degree program	
	Master of Legal Studies (M.L.S.) program (including joint M.L.S/J.D)	
	Advanced legal education program for practicing attorneys (LL.M)	
Middlebury Institute of International Studies	International Policy and Development	
	MPA in Social Change	
	International Education Management	
	International Environmental Policy	
	International Trade and Economic Diplomacy	
	Nonproliferation and Terrorism Studies	
	Teaching Foreign Language	
	Translation and Interpretation	
	TESOL	
	Translation and Localization Management	
Naval Postgraduate School	Engineering and Applied Sciences	
	Operational and Information Sciences	
	Computer Science	
	Physics	
Defense Language Institute	Range of foreign language programs for military personnel	
	Associate of Arts Degree in foreign languages for civilians	
The Panetta Institute of Public Policy	Range of educational programs in foreign and domestic policy (no degree programs offered)	
Hartnell College	Computer Science and Information Systems	
	Computer Science	
	Sociology	
	Manufacturing Technology	
	Agriculture Business and Science	
Cabrillo College	Business, Accounting, and Finance	
	Computer Science	
	Engineering	
	Physical and Bio Sciences	
	Health Sciences	
	Communication Studies	
Monterey Peninsula College	Computer Science and Information Systems	
	Arts and Humanities	
	Engineering	
	Business Administration	
	Automotive Technology	

Opportunities: CSU Monterey Bay (CSUMB) and UC Santa Cruz (UCSC)

Several of the core undergraduate and graduate programs at CSUMB and UCSC are directly related to growing industries in the region – notably Education and Instructional Science and Technology at CSUMB, and Physical and Bio Sciences and Engineering at UCSC. At CSUMB, the Education and Instructional Science and Technology graduate programs provide enormous potential to staff and provide leadership for the region's concentration of four-year universities, community-colleges, institutes, and K-12 schools. Graduates from the Computer Science program comprise 7% of undergraduate majors and could contribute to computer hardware, software, and data services industries growth in Seaside. UCSC's Physical and Biological Sciences program and Genomics Institute is considered a top-tier institution in the biological/marine research and biotechnology industries, and offers potential employment, leadership and manufacturing opportunities for local businesses and business clusters.

The Baskin School of Engineering at UCSC offers academic programs tailored to growing regional industries and Silicon Valley, such as computer system/network design, artificial intelligence, applied robotics, remote sensing (e.g., surveying oceanic environments), and database systems¹³ (see Table 6). A number of successful spinoff companies have emerged in the region from the Baskin School of Engineering, primarily offering services related to data storage and biotechnology, and the UC Santa Cruz Center for Innovation and Entrepreneurial Development (CIED) works directly with the local tech business community to support entrepreneurship and spinoffs.¹⁴

Opportunities: Regional Community Colleges

The region's community colleges - Hartnell College in Salinas, Cabrillo College in Santa Cruz, and Monterey Peninsula College in Monterey - offer programs aligned with growing tech industries, including computer science/coding and engineering. The Ag-Tech Program, which offers certificates and associate of science degrees, at Hartnell College provides courses in agriculture technology, production, and business, supported by partnerships with regional industry leaders, leveraging the proximity to the Salinas and Central Valleys, the most productive agricultural regions in the U.S.

Opportunities: Naval Postgraduate School and Defense Language Institute (DLIFLC), Middlebury Institute of International Studies (MIIS), Panetta Institute of Public Policy, and Monterey College of Law

The DLIFLC, MIIS and Panetta Institute of Public Policy offer unique programs in foreign policy, environmental policy, international business and language. Graduates from these programs and the Monterey College of Law could contribute to the local legal and management services industries, which are included in the sector with the fourth highest number of employees in the County's "Professional, scientific, and management, and administrative and waste management services" industry.¹⁵

Potential targeted industries for Seaside (Table 6) are based upon existing concentrated industries (see Table 4), core programs at local institutions of higher learning (Table 5), and industries with strong future growth expected, including those that have experienced recent success in the region and in Silicon Valley.

Table 6: Potential Targeted Industries

Monterey Bay Universities/ Institutes	Core Undergraduate Programs
Alternative Energy	Research/design, manufacturing, and the installation of alternative energy sources to fossil fuel.
Applied Robotics	Robotic systems used for a range of commercial, scientific, military, and personal services purposes often in the form of programmable automated parts. ¹
Agriculture Technology (Ag Tech)	Technology used for agricultural cultivation and distribution, including sensors, devices, robotics, machines, and information technology. ²
Advanced Manufacturing	Use of innovative technologies for production activities, including those that depend on information, automation, computation, software, sensing, and networking. ³
Cannabis Testing & Research	Research and testing related to cannabis, including pesticide screening, potency testing, genetic testing, and medical testing. ⁴
Computer Hardware, Software, & Data Services	Planning/design of computer systems related to hardware, software, and communications technology, and data processing/hosting systems. ⁵
Legal Services	Services provided by lawyers, notaries, settlement offices, and paralegal services. ⁶
Telecommunications	Services related to the transmission of voice, data, text, sound, and video. ⁷
Translation & Interpretation Services	Translating written material and interpreting speech from one language to another, including include transcription service, sign-language services, and closed captioning services. ⁸
Scientific Research & Development Services	Services related to scientific research, including marine research, and research related to improving products or processes. ⁹

Sources:

¹ Coffey, V. (2015). Applied Robotics: How Robots Are Changing Our World. Photonics Spectra, June 2015. https://www.photonics.com/Articles/Applied_Robotics_How_Robots_Are_Changing_Our/a57448

² United States Department of Agriculture, National Institute of Food and Agriculture. (n.d.). Agriculture Technology. <https://www.nifa.usda.gov/topics/agriculture-technology>

³ Advanced Manufacturing National Program Office. (n.d.) <https://www.manufacturing.gov/partners/advanced-manufacturing-national-program-office> ⁴ Business Wire. (2021). Cannabis Testing Market by Products & Software, Services and End-user - Global Forecast to 2025. <https://www.businesswire.com/news/home/20210203005559/en/Cannabis-Testing-Market-by-Products-Software-Services-and-End-user---Global-Forecast-to-2025---ResearchAndMarkets.com>

⁴ Business Wire (2021). Cannabis Testing Market by Products & Software, Services and End-user - Global Forecast to 2025 <https://www.businesswire.com/news/home/20210203005559/en/Cannabis-Testing-Market-by-Products-Software-Services-and-End-user---Global-Forecast-to-2025---ResearchAndMarkets.com>

⁵ North American Industry Classification System. (2017). Executive Office of the President, Office of Management and Budget. https://www.census.gov/naics/reference_files_tools/2022_NAICS_Manual.pdf

⁶⁻⁹ Ibid.

Opportunities: Targeted Industries, Ag-Tech, Applied Robotics, Drones, Computer Science, Networking, Advanced Engineering, Marine Sciences, Cannabis Research and Testing

The Monterey Bay Economic Partnership's Tech Ecosystem Initiative, a key initiative of the regional organization, aims to support the growth of the region's tech industry (ag-tech in particular) by facilitating the development of high-speed internet services, supporting entrepreneurship programs at local institutions of higher-learning, facilitating graduate job placement, promoting co-working "maker" spaces, and marketing the region's attributes to potential businesses and investors.¹⁶ This initiative largely builds on recent successes of the growth in the tech industry in Santa Cruz, and the ag-tech industry in the region's agricultural areas. Pajaro and Salinas valleys have become recognized as leaders in the ag-tech industry, an industry that is growing increasingly important due to profit, efficiency, safety, and environmental benefits.¹⁷

Technology associated with ag-tech varies, but much of it focuses on automation through applied robotics. Industry leaders believe there will be widespread future use of automated robotic systems for agriculture, including crop harvesting.¹⁸ Several companies in the region already develop applied robotics for agriculture and other purposes, such as deep-sea exploration, capitalizing on the region's concentration of marine-research institutes.¹⁹ As of September 2017, Google has begun testing delivery drone prototypes on former Fort-Ord Lands.²⁰ Similarly, Joby Aviation has a conditional use permit to develop and test their electric air taxi prototypes in Marina.²¹ This momentum, coupled with UCSC's academic program in robotics, positions Seaside well for these industries.

Other tech-oriented industries, including hardware, software and network design, have the potential to locate in Seaside. Census data indicates a relatively high-concentration of these jobs in the region; computer science and engineering are popular programs at educational institutions (including UCSC, CSUMB, Monterey Peninsula

College, Hartnell College, Cabrillo College); and nearby Silicon Valley boasts the highest concentration of tech-oriented businesses in the world. Further, the region is home to innovative tech-firms, including cloud computing firms such as Looker, internet service providers such as Cruzio and Redshift, and companies involved in advanced manufacturing, such as Zero Motorcycles.²² Tech-oriented industries and firms often not only supply markets outside of their immediate region, but also outside of the United States. Multiple firms noted above have partnered with larger international corporations, and export and sell the products they manufacture in international markets.²³

The attraction of similar tech-firms to Seaside would have a range of economic benefits, and would help to reduce commute times for Seaside residents who travel to Silicon Valley for work. As of 2019, over 20% of residents traveled over 50 miles to work, with many likely traveling to the Bay Area.²⁴ Scientific research will continue to be a strong industry, as it is among the leading regions for marine science in the nation.²⁵

With the passing of Measure G in June 2017, Seaside opened its doors to the potential for scientific research and testing related to cannabis. The City's sales and use tax for cannabis retail and online sales outperformed budget in FY 2021-22.²⁶ Although this industry is not yet established in the region, the potential for research – including medicinal research, potency testing, and microbial testing – could present a unique opportunity, possibly drawing graduates from UCSC's renowned Center for Biomolecular Science and Engineering, and the Genomics Institute.

There are many other industries with high potential appropriate for establishment and growth in Seaside, including legal services, environmental policy, language, and military technology, among others. The Goals and Policies listed later in this chapter are aimed to attract emerging industries that are most desired by the City, and those that most benefit from Seaside's competitive advantages (e.g., proximity to institutions of higher learning and proximity to similar firms and Silicon Valley).

Employment & Workforce Trends

The majority of Seaside residents currently commute between 15 and 45 minutes.²⁷ Generally, employment in Seaside consists of service-oriented jobs. But as educational attainment levels (bachelor's degree or higher) increase in the area, more management jobs are appearing, promoting and sustaining a socio-economic diversity of job occupations.

Occupation data reflects the distribution of the Seaside region's workforce into key job categories and opportunities. Table 7 outlines the region's occupation patterns.

Occupations in the region are currently most concentrated in the "management, business, science, and arts occupations" and "service occupations", followed by "sales and office occupations". Seaside's growing education attainment levels, coupled with regional occupation trends, indicate the potential for growth in higher-paying management positions.

Between 2010 and 2020, the civilian employed population (16 years and over) in Seaside grew by 3%. Further, California State University Monterey Bay (CSUMB) has experienced continued enrollment increases. In its 2020 Master Plan Draft, CSUMB outlined a growth strategy to accommodate the targeted enrollment growth to 12,700 students.²⁸ In the region, "transportation and warehousing, and utilities" experienced the largest increase, followed by "agriculture, forestry, fishing and hunting, and mining" and "educational services, and health care and social assistance". "Finance and insurance, and real estate and rental and leasing" experienced the largest decrease in the region.

Table 7: Seaside Region Occupation Cluster Patterns²⁹

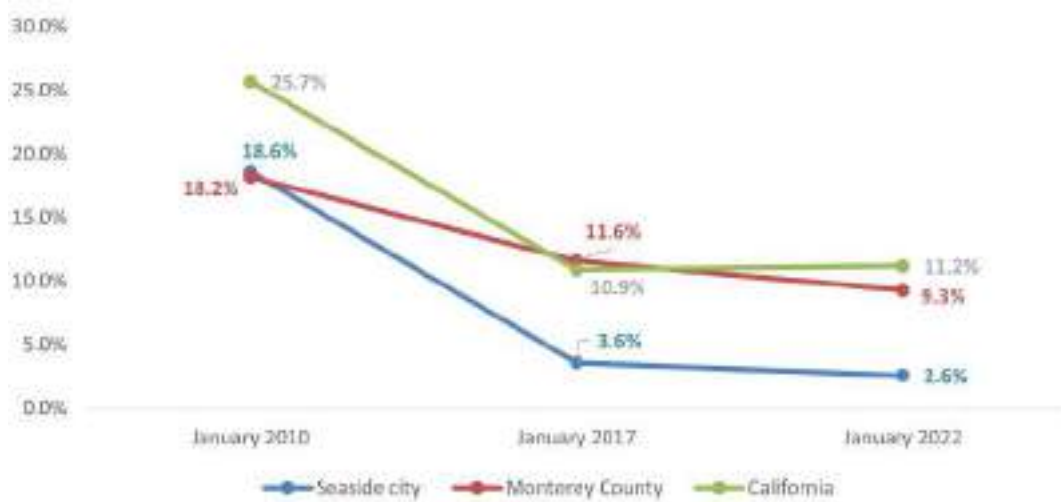
Occupation	Total Employment	% of Total	Regional Concentration (Location Quotient*)
Service occupations	26,407	21%	1.12
Sales and office occupations	23,853	19%	1.01
Production, transportation, and material moving occupations	14,359	11%	1.00
Management, business, science, and arts occupations	37,898	30%	0.96
Natural resources, construction, and maintenance occupations	22,453	18%	0.92
Source/Notes: U.S. Census 2020 5-Year American Community Survey, Table S2405: Industry By Occupation For The Civilian Employed Population 16 Years And Over Location Quotient (LQ) is a metric used to quantify how concentrated a particular industry, cluster, or occupation is in an area as compared to a larger region. The industries listed in Table 1 with LQ values above 1.0 present a greater concentration of jobs relative to Monterey County.			

Between 2010 and 2022 unemployment rates in Seaside decreased, signaling a recovery from the economic downturn and the COVID-19 Pandemic. In 2022 Seaside's unemployment rates were lower than the State and the County as shown in Figure 14.

Employment rates in Seaside and Monterey County fluctuate significantly throughout the year, largely due to seasonality in the tourism / hospitality and

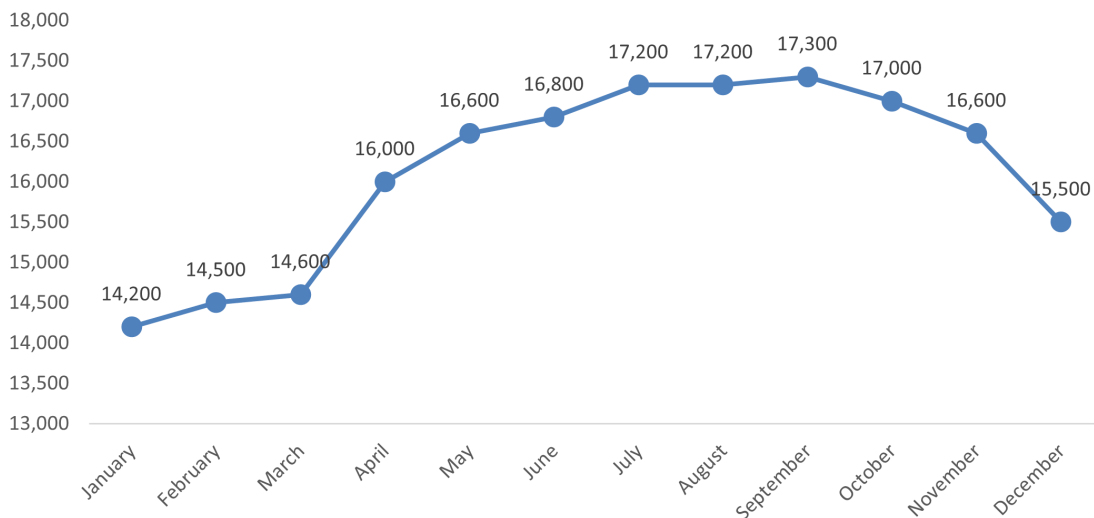
agricultural industries. With eight million tourists visiting Monterey County every year, tourism in Monterey County generates \$2 billion in spending annually and contributes to over 22,000 jobs.³⁰ Figure 16 demonstrates seasonal employment trends in Seaside for 2021, where employment dropped to 18% between its highest point in June and July (~17,000 jobs) and its lowest point in January (14,200 jobs).

Figure 14: City, County, and State Unemployment Trends: 2010, 2017, and 2022



Source: California Economic Development Department, Local Area Unemployment Statistics (LAUS), Annual Average

Figure 15: Seaside Seasonal Employment, 2021



Source: California Economic Development Department

Market Conditions and Trends

Homes in Seaside remain affordable relative to nearby cities and the County, though housing sales are rapidly increasing, with the median sale price for a house in Seaside having increased by close to 50% in the past five years. As of August 2022, the average sale price of a home in Seaside was \$725,000, which is comparable to cities nearby such as Marina and Salinas, but relatively affordable compared to other nearby cities in the region such as Monterey, Pacific Grove, and Carmel-by-the-Sea. Homes in Seaside are selling faster when compared to the past several decades. However, as the number of CSUMB students and retirees increase, there is potential for a growing demand for smaller, more affordable units. At 56%, demand for rental units is particularly high relative to regional and State trends, with a difference of 10 percentage points or more.³¹

The retail market in Seaside is mostly comprised of chain and independent neighborhood-serving retail, with a significant cluster of auto dealers and repair shops at the Seaside Auto Center off Del Monte Boulevard. Other retail clusters include eateries along Fremont Boulevard, Broadway Avenue, and Del Monte Boulevard.

Despite growing demand for rental property, vibrancy in home sales and vibrant auto related and food businesses, retail rents have decreased, and have not been high enough to support new development. In addition, two key regional-serving retail clusters are located immediately outside City limits, potentially challenging the development of additional regional-serving retail in Seaside as shown in Figure 16.

Seaside grouped with San City, Del Rey Oaks, and Marina, has the lowest inventory of office space of the Santa Cruz County and Monterey County submarkets, all of which is Class B.³² The average asking office rental rates in Seaside have remained below the level of “rent per square foot” required to support new development.

The industrial vacancy rate of the Seaside/Sand City/Marina submarkets is slightly lower (2.2%) than the the Central Coast region’s average vacancy rate of 2.9%.³³ However, the City of Seaside specifically has little to no vacant industrial property or buildings to accommodate for the growth of existing businesses or to attract new businesses that are in demand throughout the region.³⁴ For example, there is demand for research

and development (R&D) uses, including robotics, marine research, and advanced manufacturing uses that have recently moved into adjacent communities, such as the City of Santa Cruz.³⁵ More generally, the County of Monterey has identified R&D as crucial for strengthening the overall Federal anchor in the region, such as for Monterey-based defense institutions and natural resource management agencies. The 2021-2026 Comprehensive Economic Development Strategy (CEDS) for the County of Monterey also describes R&D as a key economic opportunity for the region, corroborated by the Monterey Economic Partnership, which describes the region as a leader in marine research, and increasingly becoming home to innovative technology and advanced manufacturing companies. Monterey Bay is a global center for marine science research and education, with a cluster of about 27 federal or state agency marine science programs, facilities, and institutions. As of 2016, the region supported over 2,300 scientists and staff and counted with an annual budget totaling more than \$337 million.³⁶

Figure 16: Seaside Area Regional-Serving Retail Clusters



Source: City of Seaside (2018); City of Monterey (2018); ARCADIS (2018); SBP (2022); SDCS & MOPA (2018)

Source: LWC

Goals and Policies

Business Retention and Attraction

Goal ED-1: A healthy business climate that supports the growth and prosperity of businesses that are beneficial to the community.

Intent: A healthy business climate directly serves Seaside residents by providing jobs, earnings, and vibrancy on the streets, while strengthening and diversifying the City's tax base. The City seeks to achieve a healthy business climate through the revitalization of commercial areas, the retention and expansion of existing businesses, and the attraction of new businesses, particularly those that provide benefit to the community. Further, this goal is intended to contribute to a more resilient long-term economy.

Policies:

- **Placemaking.** Support a variety of revitalization and improvement programs focused on placemaking and beautification, such as facade improvements, small plazas, public art, and community events.
- **Economic diversification.** Focus economic development efforts on attracting and retaining a greater range of business types which appeal to the needs of the current and expected future resident demographic.
- **Vacant and underutilized sites.** Support the full and efficient use of vacant and underutilized nonresidential and mixed-use sites for the development and expansion of targeted commercial and industrial facilities.
- **Opportunity site marketing.** Continue to market development opportunity sites to encourage development consistent with the General Plan.
- **Targeted revitalization.** Encourage the redevelopment and revitalization of targeted areas by undertaking strategic initiatives, and allowing for temporary uses (e.g., food trucks, pop-up restaurants, farmer's markets, competitive sports events, temporary seating/furniture), to attract development.
- **Catalytic projects.** Pursue publicly-funded catalytic projects and investments, such as shared public parking garages, streetscape improvements, and infrastructure upgrades and expansion that support the vitality of retail along Broadway Avenue and Fremont Boulevard.
- **Employment zoning districts.** Create a series of SD Employment zoning districts that allows for a variety of commercial, industrial, and research and development uses that are consistent with and effectively implement the General Plan.
- **Streamlined permit process.** Continue to streamline the permit review process to facilitate business attraction, retention, and expansion for projects that are consistent with the General Plan.
- **Efficient infrastructure and utility delivery.** Maintain an alignment between the Capital Improvement Plan and the City's related public works, public utilities, and transportation plans to ensure efficient delivery of infrastructure and utilities to support the City's economic development goals.
- **Innovative financing methods.** Seek innovative ways of financing infrastructure without unduly transferring the cost burden to the residential and business sector.
- **Revenue diversification.** Continually evaluate potential opportunities to diversify revenue, and therefore be able to reduce the cannabis city sales tax so as to alleviate cumulative tax burden on cannabis operators.

Goal ED-2: A strengthened and diversified economy, with additional employment opportunities brought by the attraction and expansion of local and regional businesses.

Intent: The City of Seaside currently relies heavily on several revenue sources to sustain operations, and most residents travel outside of the City for employment. This goal aims to expand revenue sources for the City, to stabilize the service industry during off-peak seasons by attracting new, diverse service-oriented businesses, and to provide existing and future residents with a diversity of consistent employment opportunities (from entry level to head-of-household jobs).

Policies:

- **Business retention – retail and services.** Continue working to retain existing local businesses that serve the needs of residents.
- **Local retailers and small business programs.** Increase efforts to communicate and build relationships with small businesses and local retailers to inform them of programs aimed at empowering and strengthening local business capacity.
- **Regional economic development strategies.** Support regional economic development efforts through land use planning decisions to improve the competitiveness of the Monterey Peninsula.
- **Retention of Minority/Disadvantaged Businesses** Support the retention and expansion of minority/disadvantaged businesses in Seaside.
- **Auto Mall expansion.** Continue to work with auto dealerships to enhance and strategically expand the Seaside Auto Mall.
- **Retail business development.** Encourage the development of retail establishments that will capture resident spending that would otherwise be spent outside Seaside.
- **Expansion of growing industry sectors.** Support the expansion of sectors that are growing locally, such as accommodation, retail, and food service.
- **Expansion of potentially growing industry sectors.** Support the expansion of sectors with a strong potential for growth, such as alternative energy, applied robotics, ag-tech, advanced manufacturing, computer hardware, software, networking and data services, scientific research, and cannabis research and testing.
- **Regional coordination for business development.** Coordinate with regional economic development organizations to increase support for business attraction, growth, retention, and expansion in Seaside.
- **Special Financing Districts.** Support branding, marketing, and maintenance efforts in commercial areas through the formation of Business Improvement Associations (BIA) or Districts (BID), Enhanced Infrastructure Financing Districts (EIFD), Community Revitalization Investment Authorities (CRIA) or other innovative approaches to facilitate investment and revitalization.
- **Branding program.** Support the development of a unique brand comprised of visual themes and taglines that distinguish Seaside from other jurisdictions in the region and accentuate its opportunities and attractions.
- **Marketing program.** Support marketing programs that emphasize Seaside's unique economic opportunities including, social, geographic, and environmental advantages and attributes.

- **Outdoor recreation business attraction.** Support the attraction and clustering of outdoor recreation related businesses focused on the Ford Ord National Monument and Dunes State Park that offer visitor serving amenities such as bicycle rental, kayak rental, and complementary retail establishments.
- **Eco-tourism industry growth.** Work with CSUMB and regional partners to support the growth of the eco-tourism industry.
- **Cultural events and attractions.** Continue to publicize cultural and competitive sports events and attractions in Seaside to residents, potential visitors and business prospects.
- **Public art.** Promote the creation and/or funding of public art as part of new development and redevelopment projects.
- **Cultural tourism.** Recognize the value of music, dance, theater and visual arts to Seaside's quality of life and economy, supporting cultural tourism as part of an economic development strategy for the City.



Food trucks in Seaside.



Seaside events.



Hot Cars, Cool Nights in Seaside.

Goal ED-3: Industries that supply markets outside of the region are attracted and expanded to create a more stable, diversified local economy and additional employment opportunities.

Intent: This goal is intended to attract “Base Industries” that supply markets outside of the region. These industries attract resources from outside the community, including internationally, to create jobs in Seaside, and long-term sources of revenue for the City while contributing to an image of vibrancy and opportunity to potential investors.

Policies:

- **Strategic business attraction.** Support the attraction of businesses in fields with a high probability of long-term future demand, such as alternative energy, applied robotics, ag-tech, advanced manufacturing, computer hardware, software, and data services, and scientific research.
- **Business attraction - base industries.** Support branding and marketing efforts aimed at desired industries and businesses that supply markets outside of the region, such as those targeted for strategic business attraction.
- **Flexible spaces.** Promote flexible workspaces that can be shared among commercial and/or educational tenants to support entrepreneurship, affordability, sharing of resources and appeal to start-ups and/or spin-offs from regional institutions of higher learning and the modern workforce.

Jobs and Workforce Development

Goal ED-4: Seaside’s labor force is highly utilized and recognized as an economic development asset.

Intent: Most Seaside residents travel outside of the City for employment. Occupations in Seaside are primarily related to service industries. This goal is intended to diversify job opportunities within and beyond service industries and strengthen workforce development to provide residents with higher wage, better benefits, and succession employment opportunities in Seaside.

Policies:

- **Job training and placement.** Promote job training and placement in industries responsive to future economic trends and the City’s economic goals, such as “green” industries focused on alternative energy technologies, energy and water efficiency, applied robotics, ag-tech, advanced manufacturing, computer hardware, software, and data services, telecommunications, scientific research and cannabis research and testing.
- **Regional coordination for workforce training and development.** Work with regional partners to support job training and workforce development.
- **Economic development and labor pool alignment.** Align economic development efforts with the labor pool to increase the number of jobs filled by Seaside residents. This concept also relies on a diversity of job types from entry level to head-of-household to generate a more consistent and sustainable economy.
- **Missing-middle housing.** Encourage the growth of diverse housing types, including accessory dwelling units and missing-middle housing opportunities in Seaside.
- **Apprentice and intern programs.** Work with local universities and colleges to identify opportunities for apprentice and internship programs at Seaside businesses.

Goal ED-5: Regional institutions of higher learning are key partners, contributors and beneficiaries to Seaside's local economy.

Intent: Seaside has an opportunity to capitalize on the region's high concentration of institutions of higher learning, that include four-year universities, community colleges, law schools, military schools, research institutes, and labs. This goal is intended to retain graduates as permanent Seaside residents, promote entrepreneurship, match students and Seaside's workforce to entrepreneurs, and to support the growth of cutting-edge industries with a high probability of long-term future demand.

Policies:

- **Town-gown partnerships.** Maintain strong "town-gown" relationships with regional institutes of higher learning, including CSUMB, UCSC, Monterey College of Law, Panetta Institute of Public Policy, Middlebury Institute of International Studies, Naval Postgraduate School, and others, and collaborate on potential expansion as appropriate.
- **Regional institutes of higher learning student retention.** Promote efforts to retain students from regional institutes of higher learning as permanent Seaside residents and members of the local workforce after graduation.
- **Attraction of emerging professionals.** Promote efforts to attract emerging professionals from the region's institutions of higher learning – including CSUMB, UCSC, Monterey Peninsula College, Naval Postgraduate School, and Middlebury Institute of International Studies – and young professionals from institutions outside of the region – as members of the local workforce or business owners.
- **Entrepreneurship support.** Partner with regional institutions of higher learning to promote entrepreneurship efforts that bring innovative new businesses and start-ups to Seaside.
- **Matching workforce to entrepreneurs.** Align entrepreneurship efforts with the Seaside's labor pool to increase the number of jobs in innovative industries with a high probability of long-term demand.
- **Technology transfer.** Establish working relationships with technology transfer offices of regional institutions of higher learning to facilitate the transfer of knowledge and technology to Seaside businesses and start-ups.
- **Technology tracking and support.** Continue to identify emerging technologies that can be commercialized within the local research community and provide appropriate assistance in early stage of business formation.
- **Technology showcasing.** Support the establishment of an "innovation marketplace" that serves as a forum for showcasing innovation from regional institutions of higher learning, and as a place for idea exchange with local industries.

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chapter five

HOUSING

6th Cycle Housing Element to Come





chapter six

MOBILITY

The Mobility Element describes the planned citywide transportation network. A key goal of the General Plan is the provision of a well-connected network of “complete streets” that provide multi-modal mobility, access to land uses, and support Seaside’s economic and sustainability goals.

The Mobility Element describes and illustrates the circulation system, and provides guidelines to support and complement existing and planned development. The goals of the Mobility Element include ensuring that transportation and land use decisions are coordinated, promoting the safe and efficient transport of goods, efficient use of existing facilities, and protecting environmental quality.

Statutory Requirements

The Mobility Element has been prepared to meet State General Plan law and California Complete Streets Act requirements.

General Plan

California law mandates the development of a Circulation Element as part of the General Plan. The Circulation Element must contain the “general location and extent of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities, all correlated with the land use element of the General Plan per Government Code Section 65302 (b). In addition, the General Plan must incorporate “Complete Streets” policies, as described below.

Complete Streets Act

The term “Complete Streets” refers to a balanced, multimodal transportation network that meets the needs of all users of streets - including bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, public transit, and seniors. A “Complete Street” is one that provides safe and convenient travel in a manner that is suitable to the local context.

The Mobility Element is consistent with the California Complete Streets Act (AB 1358), which requires that cities and other public agencies incorporate “Complete Street” policies when updating their General Plan Circulation Element. Complete Streets make travel safe for all users, including bicyclists, pedestrians, motorists, transit vehicles, and people of all ages and abilities. While every street does not need to provide dedicated space to all users, the street network must accommodate the needs of all users.

SB 743 and Transportation Performance Metrics

The Mobility Element is consistent with Senate Bill (SB) 743 requires changes to the California Environmental Quality Act (CEQA) analysis of transportation impacts. The preferred methodology quantifies VMT on a “per resident” and “per employee” basis, based on the local population of residents and job holders. Vehicle miles traveled (VMT) is defined by the number of miles traveled by vehicle trips beginning or ending within a specified region. Local VMT thresholds were adopted by the City of Seaside.

Setting the Scene

How people get around is an important indicator of the success of a transportation system. This section summarizes travel characteristics associated with the Seaside transportation network, gauging its current performance, and tailoring projects and programs to provide benefits to the community.

As shown in Table 9, most Seaside residents drive alone to work. Although low overall Seaside residents do have a higher rate of transit ridership and carpooling, compared to the countywide average. Three percent of Seaside residents use transit for trips to and from work, compared to only one percent county-wide.

Vehicle Ownership and Travel Modes

As shown in Table 8, Seaside residents typically own slightly fewer motor vehicles than the countywide average. Approximately 5 percent of households in Monterey County own no cars. In Seaside, 8 percent of households are zero-vehicle households. Similar to national trends, renter-occupied households tend to own fewer cars than owner-occupied households. In Seaside, 9 percent of renter-occupied units are zero-vehicle households, while only 5 percent of owner-occupied households are zero-vehicle households.

Table 8: Motor Vehicle Ownership

Number of Vehicles available	Monterey County	Seaside		
		Total	Owner Occupied	Renter Occupied
0	5 percent	8 percent	5 percent	9 percent
1	27 percent	28 percent	25 percent	30 percent
2	37 percent	39 percent	40 percent	39 percent
3 or more	31 percent	25 percent	30 percent	22 percent

Table 9: Travel Mode Comparison (Work Trips)

Jurisdiction	Drive Alone	Carpool	Transit	Walk	Bicycle	Work at Home	Other
Seaside	74 percent	11 percent	3 percent	2 percent	1 percent	6 percent	2 percent
Monterey County	71 percent	10 percent	1 percent	2 percent	1 percent	7 percent	8 percent

Source: American Community Survey, 2014-2021 5 Year Estimates

Motor Vehicle Traffic

The primary regional motor vehicle facility is Highway 1 (State Route 1), which follows the Pacific coastline from Los Angeles, ending near the Oregon border. Where it abuts the western boundary of Seaside, Highway 1 is a four-lane divided freeway connecting Seaside with adjacent cities including Marina and Monterey. Highway 1 also connects with other regional facilities that provide motor vehicle access to US 101, Salinas and the San Francisco Bay Area. Highway 1 carries over 78,000 daily vehicles. Traffic delays are primarily limited to peak-hour reductions in travel speeds where Highway 1 passes Seaside.

Motor vehicle traffic circulation within Seaside occurs on the city's 130-mile street network. A comparison of daily traffic volumes on the city's highest-volume roadway corridors is provided on Figure 17. The highest traffic volumes are limited to roadway segments nearest to each of the two Highway 1 interchanges.

- **Broadway Avenue** carries an less than 12,000 daily motor vehicles on most segments, well below its capacity of approximately 20,000 daily vehicles (on the two-lane segment west of Fremont Boulevard) to 30,000 daily motor vehicles (on the four-lane segment east of Fremont Boulevard). Reducing the entire length of Broadway Avenue to one motor vehicle lane per direction, with left-turn pockets at key intersections, consistent with the West Broadway Urban Village Specific Plan, would provide sufficient capacity.
- **Canyon del Rey Boulevard (State Route 218)** carries traffic volumes that range from 11,000 to 19,000 daily motor vehicles.

- **Del Monte Avenue** serves a daily traffic volume that ranges from 22,000 south of Broadway to just 16,000 daily motor vehicles north of Broadway.
- **Fremont Boulevard** carries approximately 17,000 daily motor vehicles on segments south of Del Monte Avenue – also below capacity of approximately 30,000 daily motor vehicles. As described further in the bicycle and pedestrian assessment later in this chapter, nearly 30 percent of the reported bicycle and pedestrian collisions in Seaside occur on Fremont Boulevard.
- **General Jim Moore Boulevard** currently carries over 12,000 daily motor vehicles, roughly one-fourth of capacity.

In summary, traffic volumes are at less than full capacity on each of Seaside's major streets, which creates potential opportunities to reallocate roadway space to walking and bicycling.



Broadway Avenue in Seaside.

Figure 17: Motor Vehicle Traffic Volumes



Bicycle Conditions

Seaside's bicycle network totals just under 10 miles, including approximately 3.3 miles of bicycle paths, approximately 6.4 miles of bicycle lanes, and no miles of protected bicycle lanes on city streets. Bicycle facilities are currently provided along some portions of major streets and include portions of the Monterey Peninsula Recreational Trail. However, most streets currently lack bicycle lanes, and most cycling trips occur in travel lanes shared with motor vehicles.

Existing bikeways are limited to the following paths, lanes and routes:

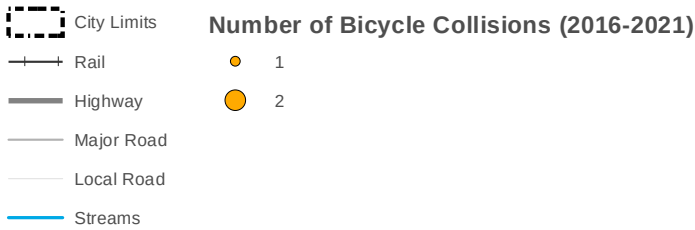
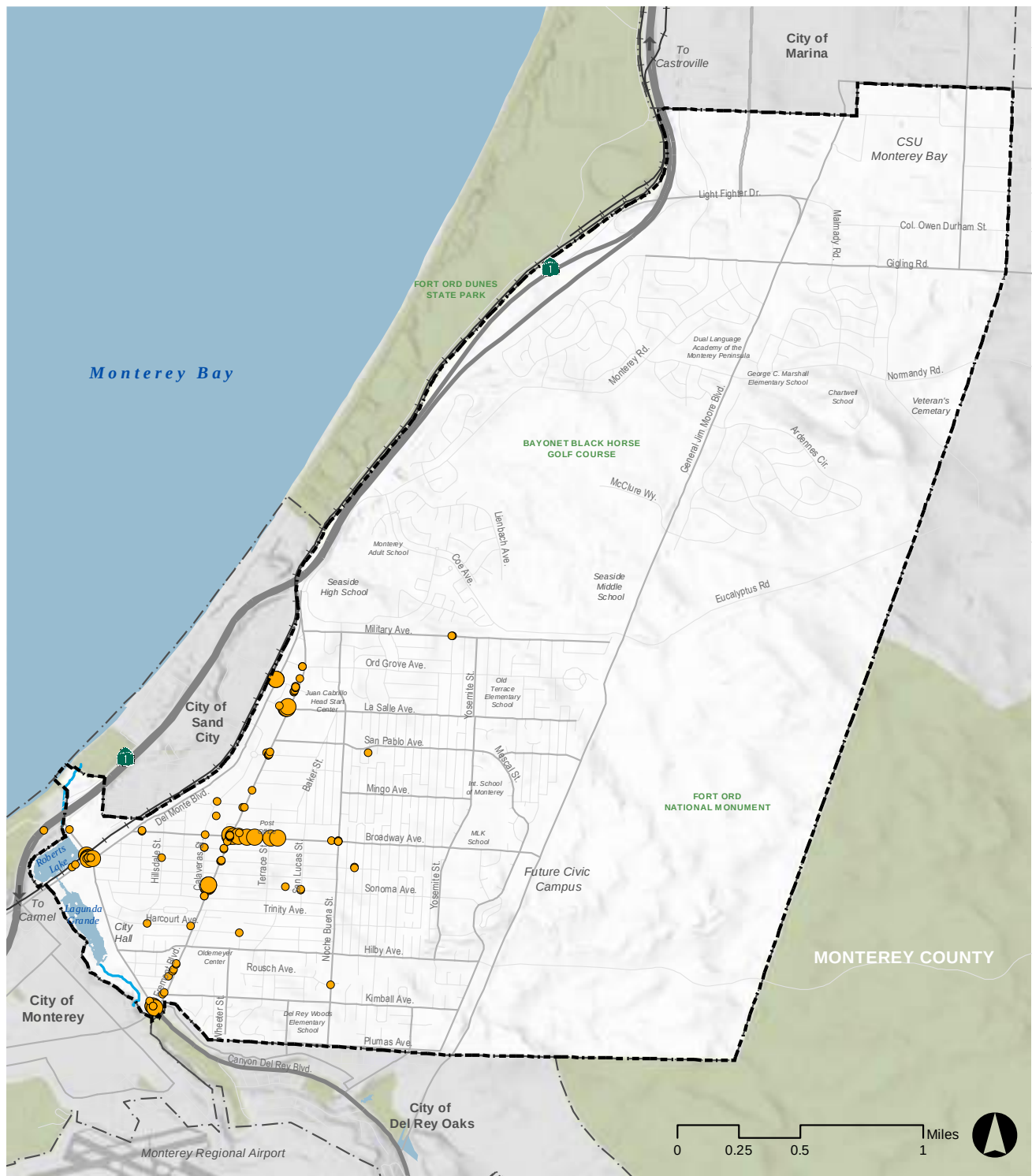
- Bicycle paths along the western side of Highway 1 (Monterey Peninsula Recreational Trail); General Jim Moore Boulevard north of Eucalyptus, the south western portion of the City extending south into the City of Monterey (Monterey Bay Coastal Trail); and between Divarty Street and Gigling Road, adjacent to the California State University Monterey Bay Campus.
- Bicycle lanes along portions of Coe Avenue, Eucalyptus Road, General Jim Moore Boulevard, and Monterey Road.
- Existing facilities provide regional north-south connectivity between the cities of Marina and Monterey, with minimal east-west connectivity.

Collision history from the California Highway Patrol (CHP) Statewide Integrated Traffic Records System (SWITRS) was obtained for six years (2016-2021) to determine existing trends of bicycle-related collisions in Seaside. The location of bicycle-related collisions documented between January 2016 and December 2021 are shown on Figure 18. During this six-year period, 43 bicycle-related collisions were reported, representing approximately 9 percent of the total number of collisions reported in Seaside (460). Of the 43 reported bicycle-related collisions, 18 were reported on Fremont Boulevard (42 percent) and 5 on Broadway Avenue (12 percent) Thus, roughly half of all bicycle collisions during this period were reported on two corridors. Further, the majority of bicycle collisions were reported at locations that lack designated bicycle facilities, particularly along Fremont Boulevard. These locations are key corridors for bicycle movement through the city and show need for improvement. In addition, bicycle improvements on Fremont Boulevard would complement related efforts by the City of Monterey.



Cyclist in Seaside.

Figure 18: Bicycle Collisions Locations (2016–2021)



Sources: Transportation Injury Mapping System (2022); City of Seaside (2022); Fort Ord National Monument (2016); City of Monterey (2016); AMBAG (2016); ESRI (2022); USGS & NOAA (2019).

Walking Conditions

The pedestrian network provides a nearly continuous system of sidewalks in much of Seaside's historic core area. However, many sidewalks on major streets are not fully accessible to persons with disabilities, while many sidewalk segments are in disrepair. Key challenges to pedestrian circulation exist along Fremont Boulevard, where longer crossing distances are required. There are a number of blocks lacking sidewalks near west Broadway Ave. including Calaveras St., and Hillsdale St. etc. These areas without adequate walking conditions represent areas that are in proximity to significant areas and downtown where pedestrian connections are desired. In addition, gaps in the existing pedestrian network are located in the northern half of the city on former Fort Ord lands, where the street and sidewalk network is not yet fully developed.

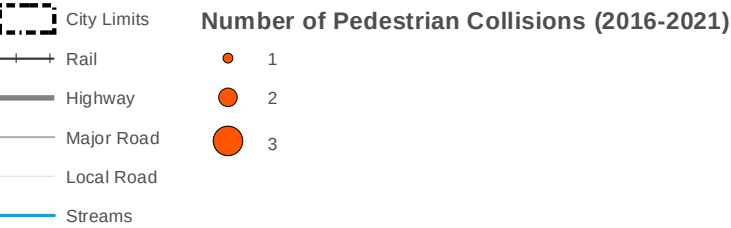
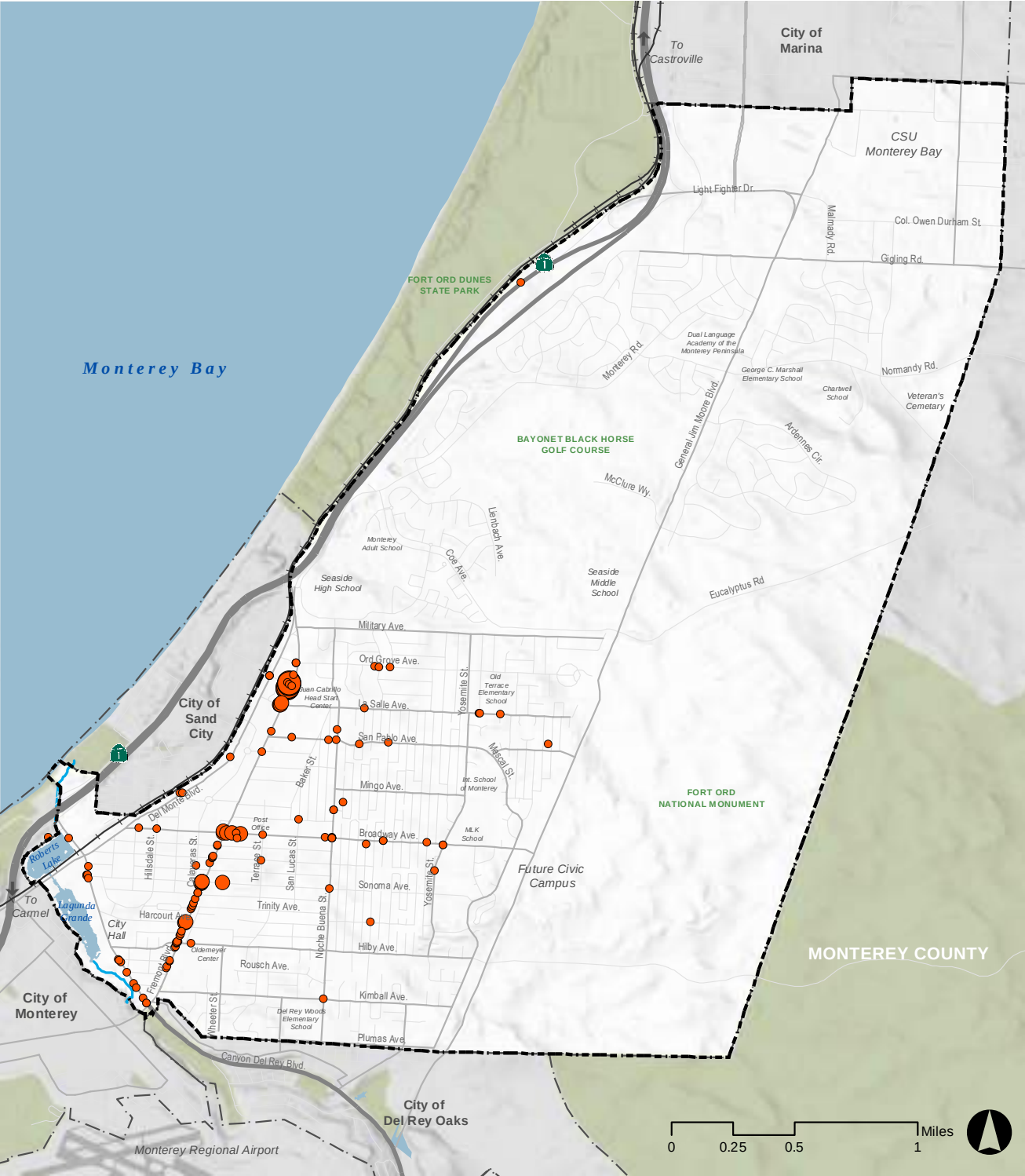
Pedestrian safety was assessed through a review of collision data obtained from the CHP SWITRS database over a six-year period (2016-2021). Over the six-year period, 59 pedestrian-related collisions were reported. Pedestrian collisions represent approximately 12.8 percent of all collisions in the study period (460), as shown in Figure 19. Of the 59 reported pedestrian collisions, 18 were reported on Fremont Boulevard (31 percent), 10 on Broadway Ave (17 percent) and 7 on Noche Buena Street (12 percent).

The relative lack of reported pedestrian collisions in the northern half of Seaside on former Fort Ord lands largely reflects low pedestrian volumes outside of Seaside's existing residential neighborhoods.



Sidewalks are provided on both sides of most streets in Seaside's historic core area, but sub-par sidewalks and lengthy crossings are constraints to pedestrian circulation on Fremont Boulevard (left). Sidewalk gaps remain on some segments of major streets, such as Canyon del Rey Boulevard (right) However, Canyon Del Rey will have new sidewalks built by Caltrans.

Figure 19: Pedestrian Collisions Locations (2016–2021)



Sources: Transportation Injury Mapping System (2022); City of Seaside (2022); Fort Ord National Monument (2016); City of Monterey (2016); AMBAG (2016); ESRI (2022); USGS & NOAA (2015).

Transit Service

The Monterey County public transit system is designed to serve regional and local travel needs. Monterey-Salinas Transit (MST) provides transit services in the city. In February 2022, the MST Board approved an overhaul of the transportation network. The changes are reflective of the Comprehensive Operational Analysis Final Network Plan and service changes went into effect December 10, 2022. Though the plan includes fewer routes and slightly less service overall in the Seaside-Monterey area, many places have more frequent service prioritizing ridership over coverage. The most frequent service in Seaside is provided by the MST Jazz Routes A and B that operate between Sand City Transit Station and Monterey. The two Jazz routes operate with 15-minute combined headways on weekdays. The Jazz routes provide an enhanced level

of bus service that includes faster service through bus stop improvements and signal preemptions at some locations in Monterey. Each of the key Seaside routes include a stop at the Sand City Transit Station, located just a few blocks from Del Monte Avenue. Table 10 and Figure 20 summarize current transit service.

Additionally, MST is planning the ongoing SURF! Busway and Bus Rapid Transit project. This will include a six-mile busway parallel to Highway 1, from Marina to Sand City and Seaside, new transit stops in Seaside and traffic signal improvements.

Table 10: Public Transit Service Frequency

MST Route	Route Name	Approx. Peak Headways (minutes)	Service Hours	Service Days
A/B	JAZZ A/B: Aquarium	15	6:02 AM – 10:23 PM	Weekdays
		30	6:50 AM-9:37 PM	Weekends
		60	6:45 AM – 6:39 PM	Holidays
17	Sand City – Marina via Gen Jim Moore	60	6:45 AM – 7:20 PM	Weekdays
18	Sand City Marina via Monterey Road	60	6:15 AM – 9:45 PM	Weekdays
			6:55 AM - 7:33 PM	Weekends
20	Monterey-Salinas	30	5:45 AM – 10:06 PM	Weekdays
		60	7:15 AM – 9:03 PM	Weekends
			7:15 AM – 7:06 PM	Holidays
94	Sand City- Carmel Rancho (Senior Shuttle)	120	9:26 AM – 4:46 PM	Daily (excluding holidays)
	Del Rey Oaks Special Shuttle Service	30	5:27 AM – 7:40 AM 6:50 – 7:31 PM	Weekdays

Source: Monterey-Salinas Transit (MST) schedule (2022).

Figure 20: Public Transit Routes



Street Network Plan

This section of the Mobility Element describes the General Plan complete street and bikeway network plan, including street and bikeway classifications, street design guidelines, planned roadway and bikeway network changes. In addition, it specifies truck routes, pedestrian focus areas, and transit priority corridors.

Street Classifications & Guidelines

There are three classifications of streets – arterials, collectors and local streets – as defined below:

Arterial Streets

Arterials provide the principal network for citywide travel by all modes of travel, including walking, bicycling, motor vehicle and transit, and also serve as regional connections. Most commercial land uses in Seaside are accessed directly via arterial streets. Arterial streets in Seaside generally have one or two motor vehicle travel lanes per direction and sidewalks on both sides. Bicycle facilities on arterial streets should consist of dedicated protected bicycle lanes or separated bikeway facilities, wherever feasible. Arterial streets are further subdivided into four types to reflect specific land use and neighborhood context:

- **Mixed Use Boulevards** serve as key mobility routes, provide direct access to many of Seaside's key commercial sites, and serve higher-frequency transit service. These include Fremont Boulevard and Del Monte Boulevard.
- **Regional Arterials** have limited commercial frontages and provide regional connections. These include General Jim Moore Boulevard and Canyon del Rey Boulevard.
- **Main Street Arterials** emphasize pedestrian-oriented commercial and mixed land uses. These include Broadway Avenue.
- **Neighborhood Arterials** pass through lower-density residential areas. These include Hilby Avenue.

Collector Streets

Collectors provide connections for all modes of travel between neighborhoods and activity centers, and provide direct access to land uses. Collectors also provide connections between arterial and local streets. Collector streets in Seaside have one motor vehicle travel lanes per direction with sidewalks on both sides. Protected bicycle lanes should be provided wherever feasible on collector street segments.

Local Streets

Local streets provide direct access to abutting properties by all modes of travel. All streets that are not designated as arterials or collectors are local streets. Bicycle facilities on local streets generally consist of shared travel lanes between motorists and bicyclists.

Tables 11 establish prioritization by mode of travel for each street classification.

Figure 21 illustrates the street network plan and street classification for each segment. Figures 22 through 27 provide example cross sections and recommended travel lane widths for each classification.

Table II: Arterial Street types, Mode Priorities and Guidelines

Classification	Mode Priority	Description and Guidelines	Examples	FHWA Category
Mixed Use Boulevard	Bicycle: 1 Pedestrian: 1 Transit: 1 Vehicle: 1	Major thoroughfare with frequent transit service and mixed commercial and retail frontages. Provides regional access to adjacent land uses and safe crossings for all travel modes along a regional transportation corridor. Provides enhancements for walking, bicycling and transit, including bulb-outs to reduce pedestrian crossing distances. On-street motor vehicle parking may be permitted where feasible to enhance access to adjacent uses.	Fremont Blvd Del Monte Blvd	Primary Arterial
Regional Arterial	Bicycle: 2 Pedestrian: 2 Transit: 2 Vehicle: 1	Major thoroughfare with limited property frontages. Provides access and safe crossings for all travel modes along a regional transportation corridor. Emphasizes regional vehicle trips through collaborations with other cities and agencies. On-street motor vehicle parking is typically prohibited.	General Jim Moore Blvd	Primary Arterial
Main Street Arterial	Bicycle: 2 Pedestrian: 1 Transit: 2 Vehicle: 2	Pedestrian-oriented retail street. Provides access to all travel modes in support of typical “main street” land uses and includes on-street motor vehicle and bicycle parking. Service to pedestrian-oriented retail is of prime importance.	Broadway Ave	Minor Arterial
Neighborhood Arterial	Bicycle: 1 Pedestrian: 1 Transit: 1 Vehicle: 1	Arterial streets with residential frontages that also serve through trips connecting arterials for multiple modes. Distributes trips to residential areas. Balances the needs of motor vehicles, transit, bicycles, and pedestrians. On-street motor vehicle parking is typically permitted, but intrusion of commercial parking demand on to Neighborhood Arterial segments is discouraged.	Hilby Ave Coe Ave	Minor Arterial
1 = High Priority 2 = Medium Priority 3 = Low Priority				

Table II: Arterial Street types, Mode Priorities and Guidelines (continued)

Classification	Mode Priority	Description and Guidelines	Examples	FHWA Category
Collector Street (Typical)	Bicycle: 1 Pedestrian: 1 Transit: 3 Vehicle: 1	Collector streets connect arterial and local streets while also providing direct access to adjacent land uses. Balances the needs of bicyclists, motorists and pedestrians.	La Salle Ave	Collector
Collector Street (Transit Priority Corridor)	Bicycle: 2 Pedestrian: 1 Transit: 1 Vehicle: 2	Segments of collector streets that are designated as “transit priority corridors” (see Figure 34) would serve a similar role as other collector streets (as described above) while also serving higher-frequency transit service. Emphasizes the needs of pedestrian and transit.	Noche Buena St	Collector
Collector or Local Street (Bicycle Boulevard)*	Bicycle: 2 Pedestrian: 1 Transit: 3 Vehicle: 2	Local or collector streets with primarily residential frontages that provide direct local access to properties and prioritize through travel by bicycles. Types of improvements vary and may include measures to minimize bicycle delay and/or reduce motor vehicle speed.	Baker St Sonoma Ave	Local or Collector
Local Street (Typical)	Bicycle: 2 Pedestrian: 1 Transit: 3 Vehicle: 2	Neighborhood streets with residential, commercial retail or mixed-use frontages that provide direct local access to properties. Pedestrian circulation and access to properties is prioritized. On-street parking is typically permitted. Intrusion of commercial parking demand on to residential local street segments is discouraged.	Wanda Ave Trinity Ave	Local
Local Street (Commercial Truck Access)	Bicycle: 2 Pedestrian: 2 Transit: 3 Vehicle: 1	Local streets that provide direct large truck access to industrial or large-scale commercial properties including the Seaside Auto Mall. Truck access is facilitated by providing a wider curb-to-curb width and/or restricting on-street parking, and enhancing the visibility of pedestrian crossings.	Clementina Ave The Mall	Local
1 = High Priority 2 = Medium Priority 3 = Low Priority				

*Bicycle Boulevard segments are shown on Figure 32 General Plan Bikeway Network Map.

Figure 21: General Plan Street Classification Map



Figure 22: Street Cross Section Examples: Mixed Use Boulevard

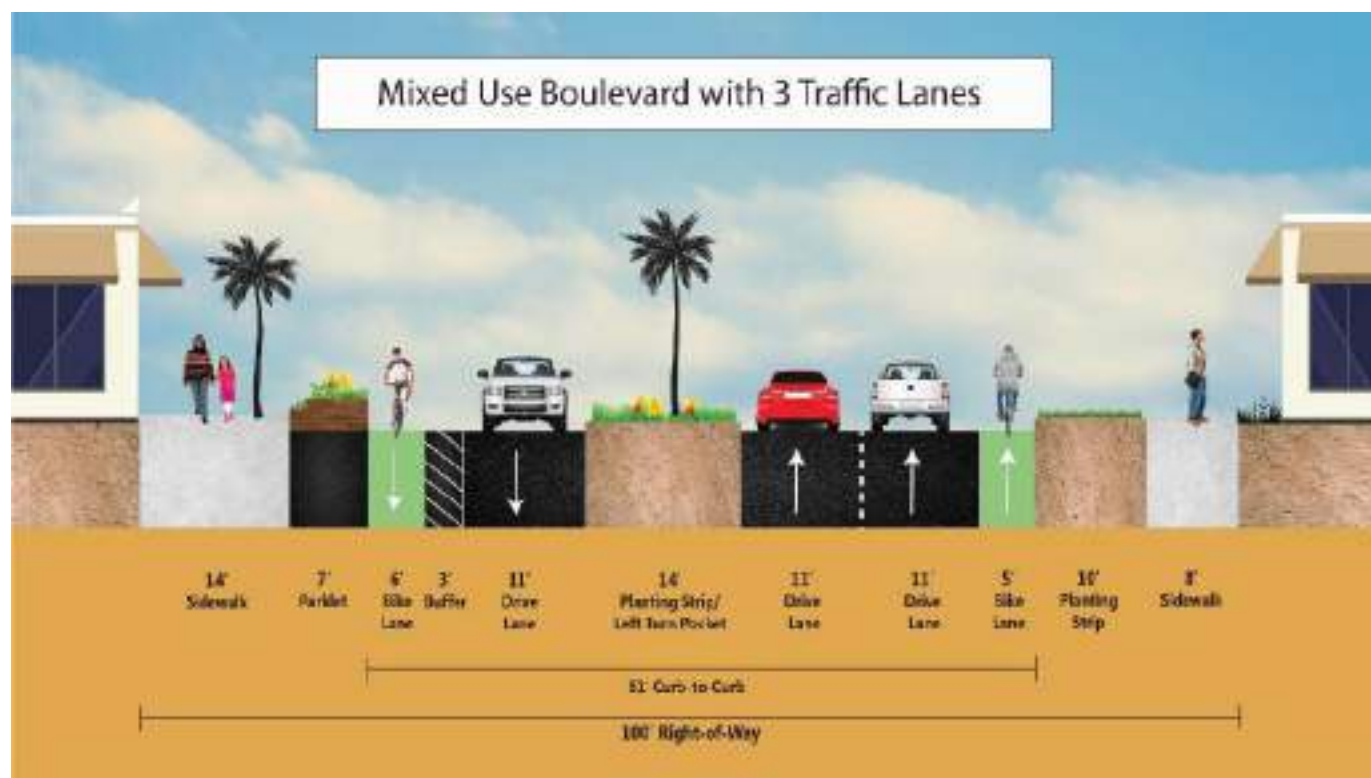


Figure 23: Street Cross Section Example: Main Street Arterial



Example of a typical “main street” arterial with pedestrian-oriented land uses.

Figure 24: Street Cross Section Example: Regional Arterial

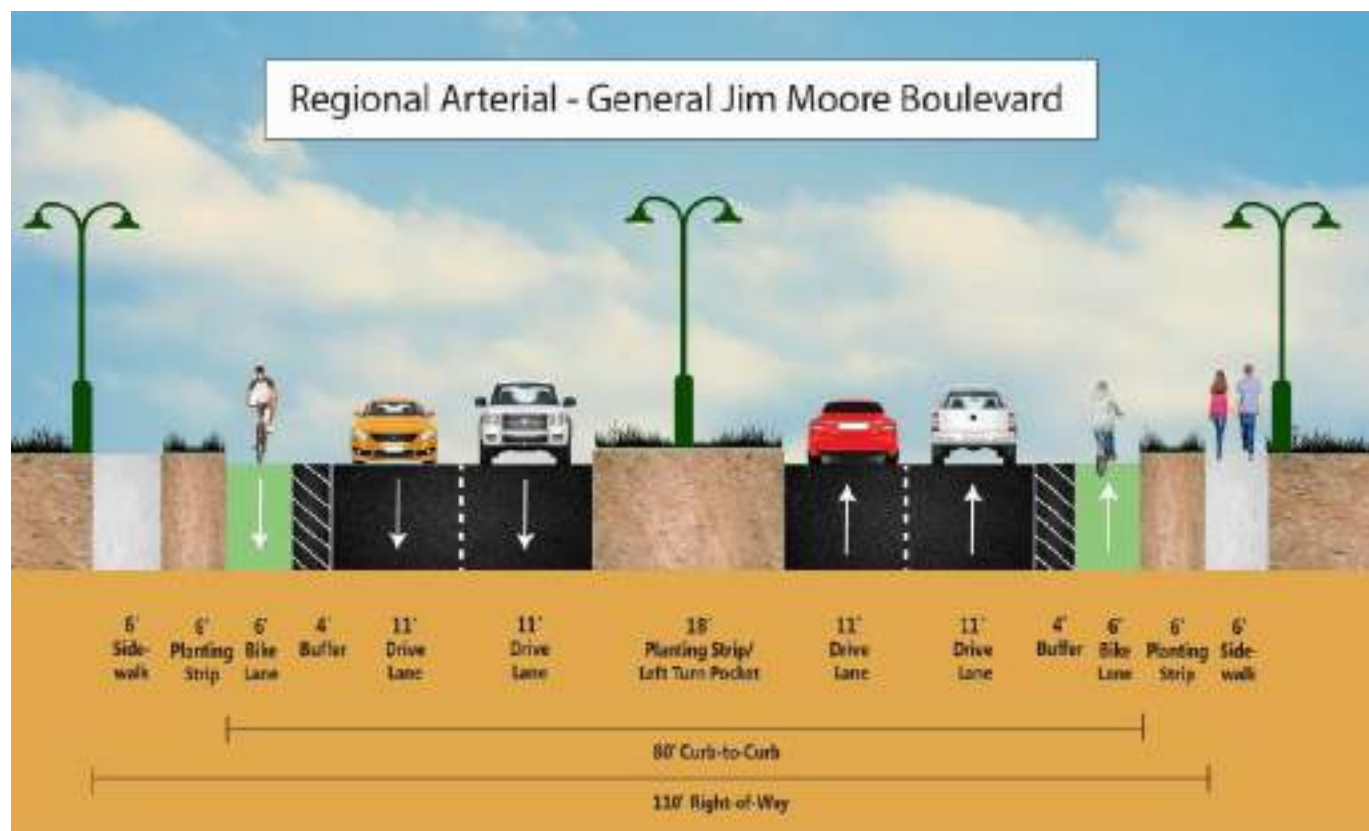


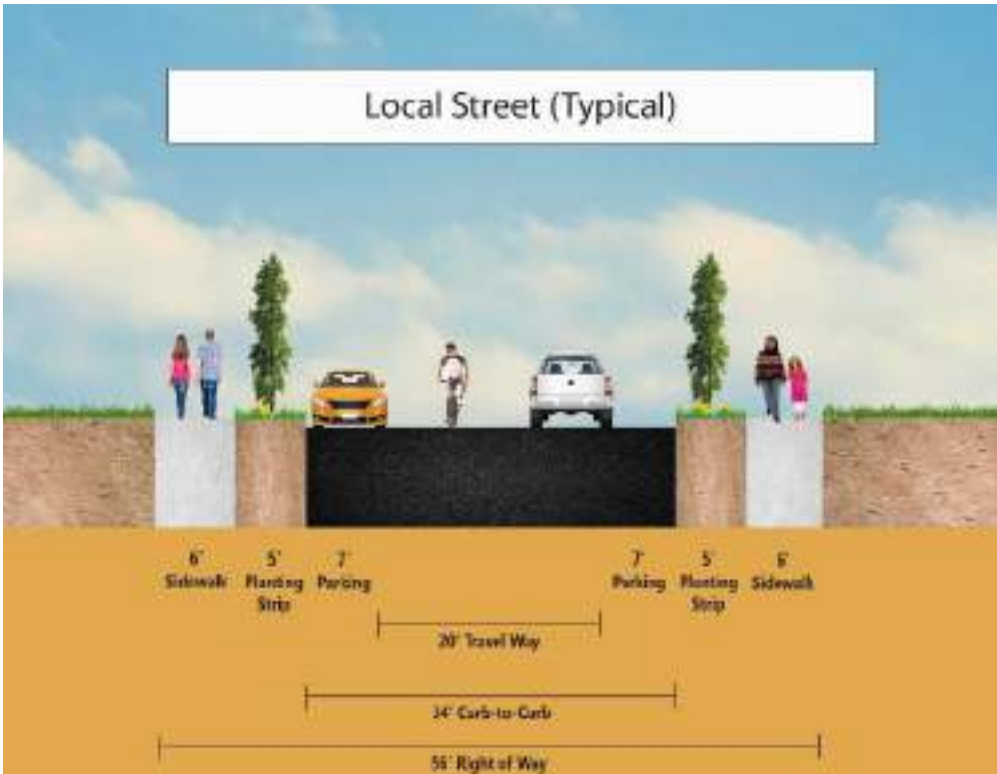
Figure 25: Street Cross Section Example: Neighborhood Arterial



Figure 26: Street Cross Section Example: Collector Street



Figure 27: Street Cross Section Example: Local Street



Changes to Traffic Lane Configurations

The Mobility Element envisions the following physical modifications to reduce the number of motor vehicle traffic lanes (often referred to as “road diets”) to allow for a reallocation of roadway space on segments of key commercial streets with excess traffic capacity to other modes. The reallocation of roadway space will allow for pedestrian and bicycle enhancements to support complete street goals, and will result in safer pedestrian environments and shorter pedestrian crossing distances, while providing a combined capacity on Broadway and Del Monte Boulevards of three lanes in each direction (north and southbound). The “road diet” locations, as included on Figure 28, are on the following streets:

- **Broadway Avenue.** Reduction from four to two travel lanes between Del Monte Boulevard and General Jim Boulevard.
- **Del Monte Boulevard (north of Broadway).** Reduction from four to three travel lanes (two southbound, one northbound) between Broadway Avenue and Fremont Boulevard.
- **Fremont Boulevard.** Reduction from four to three travel lanes (two northbound, one southbound).

Figure 28: Future Lane Configurations



Truck Routes

The Mobility Element identifies designated truck routes to accommodate the regional circulation needs of large trucks, while discouraging truck travel through residential areas, and avoiding cut-through traffic by trucks passing

through Seaside. In addition, local truck access streets are designated to ensure that deliveries can be made to local businesses. Restrictions on truck access would not apply to small delivery vehicles. Truck routes and local truck access streets are shown on Figure 29. Routes direct trucks to Highway 1 and SR 218.

Figure 29: Truck Route Map



Bikeway Network Plan

This section describes the Mobility Element bikeway network plan. Increasing the convenience and use of bicycling as a daily form of transportation is a key goal of the Mobility Element. Increasing rates of bicycling will produce a number of community benefits including improved health, reduced traffic, less need for costly roadway improvement projects, and improved air quality. Biking and walking facilities provide recreational opportunities as well. Grant funding sources are often available to implement bikeway improvements.

Types of Bikeway Facilities

There are four classifications of bikeway facilities (Class I-IV) in California, as defined by the California Department of Transportation (Caltrans):

Multi-Use Paths (Class I Bikeways). A path physically separated from motor vehicle traffic by an open space or barrier, and either: within a highway right-of-way or within an independent right-of-way used by bicyclists, pedestrians, joggers, skater, and other non-motorized travelers. Because the availability of uninterrupted rights-of-way is limited, this type of facility may be difficult to locate and more expensive to build relative to other types of bicycle and pedestrian facilities, but less expensive compared to building new roadways. The planned bikeway network includes the Fort Ord Recreational Trail (FORTAG) that will connect Fort Ord, CSUMB and the existing paths along the coast. Funding by the Transportation Agency for Monterey County (TAMC) is supporting the planning and building efforts for the FORTAG trail.



Multi-Use Paths (Class I Bikeways) include the planned FORTAG Trail (left) and existing Monterey Recreational Trail (right).

Bicycle Lanes (Class II Bikeways). A portion of a roadway that has been set aside by striping and pavement markings for the preferential or exclusive use of bicyclists. Bicycle lanes are intended to promote an orderly flow of bicycle and vehicle traffic. This type of facility is established by using the appropriate striping, legends, and signs. The planned bikeway network includes Class II bicycle lanes on Broadway Avenue, Fremont Boulevard, Del Monte Boulevard, Monterey Road and Normandy Road.



Examples of Bicycle Lane (Class II Bikeway) treatments.

Bicycle Routes (Class III Bikeways). Class III bicycle routes are facilities where bicyclists share travel lanes with motor vehicle traffic. Bike routes must be of benefit to the bicyclist and offer a higher degree of service than adjacent streets. They provide for specific bicycle demand and may be used to connect discontinuous segments of bicycle lane streets. In addition, bicycle routes are located on residential streets. If the pavement width is sufficient and warranted by traffic volume/speeds, an edge line may be painted to further delineate the bicycle route. Bicycle routes are signed with the G-93 Bike Route marker, but no striping or legends are required. The planned bikeway network includes Class III bicycle routes on Hilby Avenue and Noche Buena Street.



Example of a Bicycle Route (Class III Bikeway).

Bicycle Boulevard (Class III Enhanced Bikeway). In addition, many cities have installed an enhanced type of Class III Bicycle Route, referred to as a “Bicycle Boulevard.” Bicycle Boulevards are generally installed on relatively low-volume streets and often include elements to facilitate bicycle travel, such as reorienting stop signs to reduce delays to cyclists, and/or discouraging use by motorists making through trips, such as including traffic calming measures. The planned bikeway network in Seaside includes Bicycle Boulevards on Sonoma Street, San Pablo Avenue, Military Avenue, and Baker Street/San Lucas Street.



Example of a Bicycle Boulevard (referred to here as a Class III-E Bikeway).

Separated Bikeway (Class IV Bikeways). A Class IV Bikeway is for the exclusive use of bicycles and includes a separation between the bikeway and adjacent vehicle traffic. The physical separation may include flexible posts, grade separation, inflexible physical barriers or on-street parking. Separated bikeways generally operate in the same direction as vehicle traffic on the same side of the roadway. However, two-way separation bikeways can also be used, usually in lower speed environments (35 miles per hour or less). The planned bikeway network includes Class IV separated bikeway segments on General Jim Moore and Canyon del Rey Boulevards, Lightfighter Drive and Gigling Road.

Planned Bikeways

Figure 30 illustrates the planned bikeway network. Planned facilities include bicycle lanes and/or separated bikeways on most arterial street segments. Once completed, the bikeway network will connect every neighborhood to the central core of the community, as well as to employment, shopping, and cultural amenities, in addition to educational, transit, and recreational facilities throughout Seaside. Bicycle facilities should be located in public and private development projects, and dedicated bicycle lanes should be included within street right-of-ways.



Class IV Bikeways provide exclusive separated lanes for the exclusive use of bicyclists.

Figure 30: General Plan Bikeway Network Map



Pedestrian Improvement Focus Areas

The Mobility Element identifies Pedestrian Improvement Focus Areas, as illustrated in Figure 31, where physical improvements, including ADA accessibility measures to enhance pedestrian circulation, should be planned, funded and constructed during implementation of the General Plan. This includes corridors adjacent to commercial or educational uses that have pedestrian constraints, coastal and recreational access routes, areas of potential new development, and connections between the historic Seaside core area and the former Fort Ord lands:

- 1. Lower East Broadway (Fremont Boulevard to Noche Buena Street):** Extend the planned streetscape improvements from West Broadway to enhance access to land uses on East Broadway.
- 2. Upper East Broadway (Noche Buena Street to General Jim Moore Boulevard):** Safe Routes to School improvements.
- 3. Coastal Access (Oldemeyer Center to Coastline):** Improve sidewalks and crossings between the Oldemeyer Center and Seaside's coastline via Hilby Avenue and Canyon del Rey Boulevard, including crossing enhancements at Canyon del Rey / Del Monte Boulevard and Hilby Avenue/Fremont Boulevard intersection.
- 4. Fremont Boulevard:** Pedestrian crossing improvements and wider sidewalks. Prioritize pedestrian crossing improvements at Fremont Boulevard and Hilby Avenue intersection.
- 5. Del Monte Boulevard:** Pedestrian crossing improvements and wider sidewalks.
- 6. Noche Buena Avenue:** Address pedestrian barriers, and evaluate potential traffic calming needs, on the Noche Buena Avenue corridor between Seaside High School and Del Rey Woods Elementary School. Evaluate potential improvements to Noche Buena Avenue and Military Avenue to improve multi-modal access to Seaside High School. Avoid measures that would negatively affect net operating speeds for MST JAZZ line service that operates on the segment between Hilby Avenue and La Salle Avenue.

7. La Salle Avenue: Reduce motor vehicle travel lane widths on La Salle Avenue in conjunction with potential traffic calming and pedestrian improvements, including Safe Routes to School (SRTS) improvements focusing on access to Old Terrace Elementary School.

8. Yosemite Street: Pursue SRTS funding to plan, design and implement pedestrian improvements along the Yosemite Avenue corridor, between Hilby and Military Avenues that provides access to multiple schools.

9. Seaside East: Provide pedestrian infrastructure, including connections to Seaside's historic neighborhoods and safe routes to schools, concurrent with development. Limit block lengths to 600 feet to provide a walkable environment.

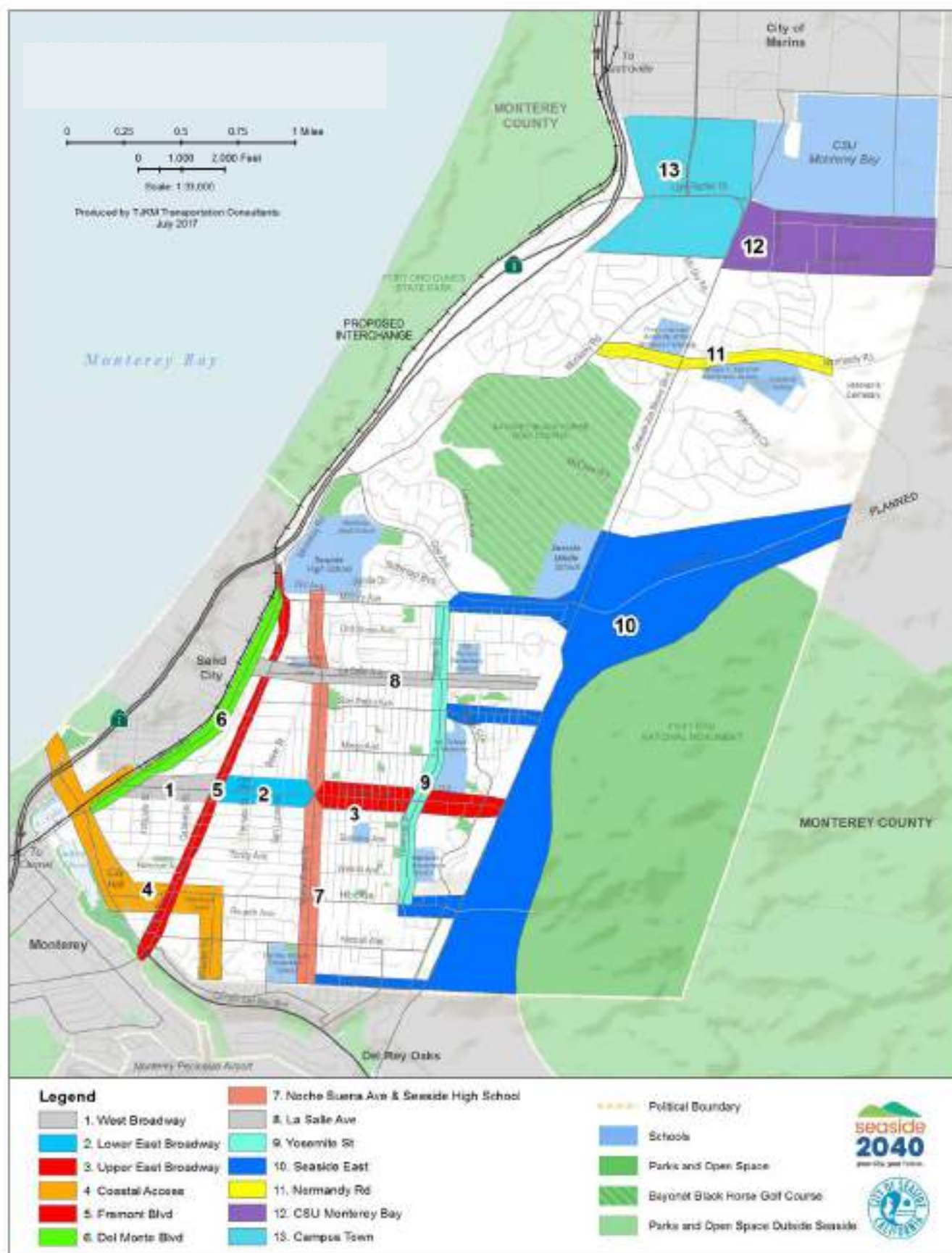
10. Normandy Road: Pursue SRTS funding to plan, design and implement pedestrian improvements along the Normandy Road corridor that provides access to several schools.

11. CSUMB: Encourage provision of pedestrian access and pedestrian facilities throughout the campus, coordinated with the CSUMB Campus Master Plan pedestrian components.

12. Campus Town: Pedestrian-oriented development components.

The City will also continue to identify additional areas within the existing community that would benefit from improved pedestrian facilities, as well as identifying funding to provide needed facilities. The City will continue to require new development and redevelopment to provide pedestrian facilities. Pedestrian walkway connections will be required to provide access to major destinations, as well as to other locations within the community, such as recreational and community facilities. The City will also prioritize route maintenance of existing facilities.

Figure 31: Pedestrian Improvement Focus Areas



Transit Priority Corridors

Public transit plays an increasingly important role in the transportation network in Seaside. The Mobility Element identifies transit priority corridors, as illustrated on Figure 32. Street segments identified as “transit priority corridors” shall receive special consideration to ensure that:

- Future roadway improvements on priority transit corridors include transit access enhancements wherever feasible.
- Measures to reduce delay to transit vehicles are considered on priority transit corridors, such as queue-jump lanes and/or bus signal prioritization, where feasible.
- Future development on priority transit corridors provides bus stop improvements, or bus stop access improvements, concurrent with development.

The map displays the Seaside Transit Corridors, with transit arterials shown in blue and transit collectors in red. It includes a legend for various features: Highway, Major Road, Road, Rail, Political Boundary, Schools, Parks and Open Space, Bayonet Black Horse Golf Course, and Parks and Open Space Outside Seaside. Key locations marked include Monterey, Seaside, Del Rey Oaks, and the Monterey Peninsula Airport. The map also shows the Monterey Bay and the City of Marina. A scale bar indicates distances up to 1 mile and 2,000 feet. The map was produced by TADM Transportation Consultants in January 2017.

Goals and Policies

Goal M-1: A citywide network of “complete streets” that meets the needs of all users, including bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, public transportation, and seniors.

Intent: To make travel safe for users, including bicyclists, pedestrians, motorists, and transit vehicles, an access for riders and people of all ages and abilities. Complete Streets principles are incorporated into the General Plan, consistent with the California Complete Streets Act (AB 1358).

Policies:

- **Planning for all modes and transportation/land use integration.** Design streets holistically, using a complete streets approach, which considers pedestrians, bicyclists, motorists, transit users, and other modes together to adequately serve future land uses.
- **Universal access.** Incorporate universal design techniques to accommodate pedestrians of all ages and abilities. Ensure compliance with the ADA.
- **Commercial corridors and neighborhood connections.** Focus on improving automobile-oriented streets, such as Fremont Boulevard, Del Monte Boulevard, and East Broadway Avenue to support safe and comfortable access to retail and services by pedestrians, transit users, and bicyclists from adjacent neighborhoods and nearby destinations.
- **Reallocate space for Complete Streets.** Reallocate roadway space to allow complete streets improvements on streets with excess traffic capacity, including implementation of the following “road diets:”
 - Broadway Avenue: reduce to one motor vehicle lane per direction to provide space for bicycle lanes and wider sidewalks.
 - Fremont Boulevard: reduce to one southbound motor vehicle lane, to provide space for bicycle lanes and wider sidewalks while retaining on-street parking where desired.
 - Del Monte Boulevard: reduce to one northbound lane, to provide space for bicycle lanes and wider sidewalks while retaining on-street parking where desired.
- **CSUMB and former Fort Ord lands.** Increase multi-modal access to CSUMB and former Fort Ord lands.
- **Block length:** Limit block sizes to 600 feet to enhance multi-modal circulation and connectivity wherever feasible.
- **Alleys.** Maintain existing alleys as important resources for auto and pedestrian mobility.
- **Shared streets.** Encourage the concept of shared streets on low volume streets with limited right-of-ways, particularly on Seaside’s one-way streets.
- **Maintenance as funds allow.** Maintain all streets, on-street paths, and sidewalks in a state of good repair. Coordinate street improvements and maintenance with other major transportation and infrastructure improvement programs.
- **Public use of rights-of-way.** Allow for the flexible use of public rights-of-way to accommodate all users and support neighborhood placemaking activities, community events, and temporary public spaces.
- **Street trees.** Maintain street trees to enhance the pedestrian environment and support Seaside’s open space system and urban forest.
- **Wayfinding.** Provide wayfinding signage that helps travelers navigate to transit facilities, local and regional bicycle routes, public and cultural amenities, and visitor and recreation destinations.
- **Transportation performance measures.** Evaluate transportation performance holistically, taking into

consideration multi-modal system performance measures as a consideration of new mobility priorities. Transportation performance measures should emphasize the efficient movement of people.

- **Signal synchronization.** Promote signal synchronization in a manner that reduces travel time without negatively affecting pedestrians and bicyclists. Coordinate synchronization efforts with neighboring cities.
- **Balance transportation spending across modes.** Provide sufficient spending on transportation

improvements for each of the key travel modes to support the long-term viability and safety of each mode, as well as required maintenance.

- **Roundabouts.** Consider installation of roundabouts as shown on Figure 21.
- **Truck route designations.** As specific plans are developed for Seaside East, designate truck routes on roadways in commercial zones in cooperation with FORA and neighboring jurisdictions.

Goal M-2: Mobility options that serve the multi-modal access and travel needs generated by new development in a manner suitable to the local context.

Intent: To ensure new development includes multi-modal transportation components, and provide mechanisms for new development to pay its fair share of the cost of transportation improvements.

Policies:

- **Coordination with new development.** Improve the Seaside circulation system in concert with public and private land development and redevelopment projects.
- **Parking standards.** Maintain efficient and updated parking standards to ensure development provides adequate parking, while reducing reliance on automobiles.
- **Greenhouse gas emissions and vehicle miles traveled (VMT) reductions.** Support development and transportation improvements that help reduce greenhouse gas emissions and VMT in line with AMBAG targets for the Sustainable Communities Strategy. Strive to reduce VMT below regional averages on a “per resident” and “per employee” basis.
- **Street design standards.** Update and maintain street design standards consistent with the goals of the National Association of City Transportation Officials (NACTO) Urban Street Design Guide that optimize multi-modal mobility.
- **Traffic calming.** Consider the implementation of traffic calming measures to reduce speeding and make streets user-friendly for all modes of transportation, including pedestrians and bicyclists.
- **Multi-modal connectivity.** Promote pedestrian and bicycle improvements that improve connectivity between existing and new development.
- **Pedestrian amenities.** Require new development and redevelopment to increase connectivity through direct and safe pedestrian connections to public amenities, neighborhoods, shopping and employment destinations throughout the city.
- **Landscape treatments.** Encourage landscape strips between streets and sidewalks on all new and/or improved streets, when feasible.
- **Car sharing and bike sharing in commercial areas.** Explore car-sharing and bicycle-sharing opportunities throughout the city.

Goal M-3: Pedestrian facilities that connect land uses, address safety concerns, and support land use and urban design goals.

Intent: To prioritize the provision of pedestrian improvements and ensure that adequate pedestrian access is provided to land uses and destinations.

Policies:

- **Pedestrian paths and sidewalks.** Provide adequate sidewalk widths and clear paths of travel based on the street classifications, neighboring land uses, and anticipated pedestrian demand.
- **Pedestrian amenities.** Widen sidewalks in areas of high pedestrian activity to provide space for streetscape improvement and amenities, as appropriate and feasible.
- **Pedestrian access to land uses.** Provide pedestrian access to all land uses in Seaside.
- **Pedestrian Improvement Focus Areas.** Allocate resources and/or pursue funding to plan and construct pedestrian improvements in the pedestrian improvement focus areas shown on Figure 31.
- **Crossings at barrier locations.** Enhance pedestrian and bicycle crossings and pathways at key locations across physical barriers such as highways and road barriers.
- **Pedestrian facility maintenance.** Allocate funds for adequate regular maintenance of pedestrian facilities. Ensure existing facilities are maintained to continue compliance with accessibility standards. Maintain clearly marked crosswalks.

Goal M-4: Accessible regional connections to parks, recreational facilities, and open space.

Intent: To ensure that mobility network planning is coordinated with related planning efforts pertaining to parks, recreational facilities, and coastal access.

Policies:

- **FORTAG trail.** Support implementation of the FORTAG regional walking and bicycling trail. Coordinate with FORTAG on trail design and connectivity.
- **Trail art.** Enhance walking and biking trails with public art, including infrastructure facilities, installations, and programming.
- **Connections to Fort Ord National Monument.** Promote the development of safer routes and trails connecting Seaside to the National Monument, and support provision of visitor serving amenities that complement bicycling.
- **Coastal access.** Promote the development of safer routes and trails connecting Seaside to the coast.

Goal M-5: A citywide bicycle network that connects residential, commercial, educational and recreational uses, and earns Seaside the reputation of a bicycle-friendly city.

Intent: To prioritize completion of the citywide bikeway network and ensure that adequate bicycle circulation and access is provided throughout Seaside and to/from regional designations.

Policies:

- **Bikeway network completion.** Strive to complete the citywide bicycle network to create a full network of bicycle facilities throughout Seaside.
- **Funding for bikeway improvements.** Increase the share of bicycle facility improvements included in the City's Capital Improvement Program.
- **Bicycle Master Plan.** Update the City of Seaside Bicycle Transportation Plan on a regular basis, typically every five years.
- **Bikeway design guidelines.** Refer to the NACTO Urban Bikeway Design Guide when designing bikeways in Seaside.
- **Bicycle program staff.** Dedicate City staff to the management of bicycle related projects and programs.
- **Bicycle encouragement and events.** Encourage bicycling by sponsoring and/or supporting community outreach events that promote bicycling, such as Bike Month, Bike to Work/School Events, and the Safe Routes to School Program.
- **Bicycle facilities and commercial areas.** Install bicycle amenities, including bicycle lanes, parking and storage, and wayfinding and signage throughout Seaside's commercial areas as appropriate.
- **Bicycling and law enforcement.** Ensure bicycle-friendly laws and ordinances are in place and enforced by law enforcement.
- **Bicycle parking requirements for new development.** Ensure future development meets Seaside Municipal Code requirements for bicycle parking spaces.
- **Bicycle parking requirements for existing development.** Develop a retrofit program to make it easier to add bicycle parking to existing buildings. This could include example layouts and simplifying the permitting process,
- **Bicycle commute programs.** Encourage employers to provide shower and locker facilities for bicycle commuters.



Bike Day in Seaside.

Goal M-6: Transit service that is frequent and convenient, and maximizes ridership potential for residents, employees and visitors.

Intent: To enhance local support for transit improvements and efforts to increase service frequency and ridership, anticipate future transit opportunities, and consider measures to enhance transit-operating speeds on priority transit corridors.

Policies:

- **Funding for transit improvements.** Support the collection of transportation impact fees to augment transit operational costs and funding for physical improvements to enhance transit.
- **Transit Priority Corridors.** Provide measures to reduce delay to transit vehicles on priority transit corridors, such as queue-jump lanes and/or bus signal prioritization, where feasible, on transit-priority street segments as shown in Figure 32.
- **Coordination with transit agencies.** Coordinate with local and regional transit agencies to improve and increase transit service, infrastructure, and access to the city.
- **Transit amenities.** Support right-of-way design and amenities consistent with local transit goals to make it easier to get to transit services and improve transit as a viable alternative to driving.
- **Transit stop maintenance is provided.** Work with local and regional transit agencies to ensure that transit stops are maintained in a safe, clean, and attractive condition to encourage transit ridership.
- **Monterey Branch Railroad right-of-way.** Promote the preservation of opportunity to transform the abandoned Monterey Branch railroad right-of-way for future transit, pedestrians and bicyclists, or other modes.
- **Emerging transit technologies.** Continue to explore emerging transit technologies and their citywide applicability.
- **Transit program staff.** Identify City staff to coordinate transit-related projects and programs with local and regional transit agencies.
- **New bus infrastructure.** Plan for significant improvements to existing infrastructure on former Fort Ord land, including the development of bus stop location plan.



Bus Stop in Seaside.

Goal M-7: A safe transportation system that eliminates traffic-related fatalities and reduces non-fatal injury collisions.

Intent: To encourage programs and improvements aimed at the elimination of traffic fatalities (often referred to as “vision zero” programs).

Policies:

- **Safety Improvements.** Provide safety improvements, and prioritize pedestrian circulation over other travel modes, along high-injury and fatality streets and intersections.
- **Safe Routes to Schools.** Promote Safe Routes to Schools programs for all schools serving the City.
- **Safety and traffic calming.** Use traffic calming methods within residential and mixed-use areas, where necessary, to create a pedestrian-friendly circulation system.
- **Safety for all modes.** Ensure that planned non-transportation capital improvement projects, on or near a roadway, consider safety for all modes of travel during construction and upon completion.
- **Community engagement.** Engage the community in promoting safe walking and bicycling through education and outreach.
- **Context sensitive design and speeds.** Maintain context-sensitive, safe speeds on Seaside streets.
- **Safety monitoring.** Monitor high-priority corridors and intersections to better understand the potential benefits of improvements.
- **Emergency access.** Ensure that adequate emergency vehicle access is provided.
- **Video enforcement.** Explore the use of video surveillance for traffic enforcement.
- **Discourage truck traffic in residential areas.** Reduce impacts on residential neighborhoods from truck traffic and related noise.

Goal M-8: Well-managed commercial parking that supports Seaside's businesses and limits impacts on adjacent residential neighborhoods.

Intent: To ensure that parking policies, standards and parking management mechanisms will result in an adequate provision of commercial parking, provides flexibility where appropriate – such as through shared parking provisions - and avoids resulting in an oversupply of commercial parking.

Policies:

- **Parking authority.** Consider creating a Parking Authority to implement and enforce parking districts.
- **On-street motor vehicle parking in commercial areas.** Manage on-street parking in commercial areas, including West Broadway Urban Village, East Broadway Avenue, and Fremont Boulevard, to encourage short-term use through time limits and fees.
- **Parking revenues:** Dedicate a portion of parking revenue to be invested back into the district or corridor in which they are generated.
- **Bicycle parking in commercial areas.** Provide convenient bicycle parking designed to meet the needs of employees, visitors and shoppers. Encourage innovative and aesthetic design that improves and enhances bicycle racks and their security.
- **Shared parking and “park once” strategies.** Facilitate park-once and shared parking policies among private developments that contribute to a shared parking supply in areas including the West Broadway Urban Village, the Auto Center, and along the city's commercial corridors.
- **Commercial parking intrusion into residential neighborhoods.** Protect residential neighborhoods from the parking impacts of nearby traffic generators by allowing for the creation of residential parking districts.
- **Maximum parking limits for commercial development.** Through the zoning code, establish parking maximums for new commercial developments.
- **Parking lot design:** Ensure parking lots for new development are carefully designed to reduce their overall impact by:
 - Providing only the necessary parking supply to meet a demonstrated demand.
 - Placing parking lots behind or on the side of buildings.
 - Screening and buffering lots from adjacent residential areas, streets, and the sidewalks.
 - Promoting landscaping, especially storm water detention areas in lots.
 - Minimizing curb cuts to reduce conflict between pedestrian and bicyclists.
 - Providing sufficient pedestrian pathways that connect to store fronts.
 -



Parking Lot Design at City Center in Seaside.

Goal M-9: Minimize the impact of motor vehicle parking on residential neighborhoods.

Intent: To ensure that parking policies and standards for residential development result in an adequate and efficient supply of parking.

Policies:

- **Shared parking and unbundling of parking costs.** Allow parking innovation (including shared parking and unbundling) that reduces the overall number of parking stalls and parking surface area provided by new development.
- **Residential parking program.** Create a preferential, time-restricted residential parking program to preserve parking spaces for residents and visitors and discourage long-term parking on City streets. Fees should be charged for each permit, and a limited number should be granted to each address.
- **Overnight parking.** Restrict overnight on-street parking to discourage use by non-residents and campers.
- **Abandoned vehicle parking.** Continue to improve the parking system to identify and remove abandoned vehicles.
- **Shared parking with institutional uses.** Encourage institutional uses (such as churches, schools, etc.) in or adjacent to residential neighborhoods to share available parking with residents or nearby businesses in the area.
- **Parking enforcement.** Ensure adequate funding for parking enforcement.

Goal M-10: Environmentally sustainable transportation.

Intent: To augment the complete streets goals and policies with mobility policies focused on sustainability components.

Policies:

- **Low Impact Development.** Incorporate low-impact development techniques into designs and strategic management of street space and public right-of-ways, prioritizing practices that improve stormwater quality and reduce run-off and can serve dual infrastructure purposes.
- **Transportation demand management (TDM).** Promote TDM measures for new development. Measures may include subsidized transit passes, car share spaces, unbundled parking, and secured bicycle parking. Allow the City to provide incentives to new projects that provide TDM measures.
- **Car sharing and neighborhood electric vehicles.** Promote car-sharing, alternative fuel vehicles, and neighborhood electric vehicles to reduce traffic.
- **Electric vehicle charging stations.** Support the development of a network of electric vehicle charging stations throughout Seaside.
- **Preferential parking for carpools, vanpools and electric vehicles.** Encourage commercial, office, and flex development to provide preferred parking for carpools, vanpools, and electric vehicles.

Goal M-11: Integrate Seaside's circulation system with the larger regional transportation system to ensure the economic well-being of the community.

Intent: To ensure that planning and implementation of mobility improvements in Seaside continues to be coordinated with regional planning efforts and neighboring jurisdictions.

Policies:

- **Participation in regional planning efforts.** Continue to participate in regional projects and infrastructure planning to ensure consistency with local planning and pursue funding for City transportation projects.
- **Coordination with neighboring jurisdictions and planned regional improvements.** Continue to coordinate pedestrian and bicycle improvements with the plans of neighboring jurisdictions and the region.
- **TAMC and countywide planning efforts.** Continue to support the overall vision, goals, objectives and policies as a partner in TAMC. The City recognizes the regional significance of connecting bicycle and pedestrian facilities, sharing consistent guidelines, needs, and preferences within the City and the greater Monterey County.
- **Regional transit.** Continue to support and encourage development of TAMC's planned regional transit projects and coordinate service and facilities for new development and redeveloped parts of the City.





chapter seven

PARKS AND OPEN SPACE

Easy access to safe and well-maintained parks, open space, and recreation facilities is vital to Seaside as a community. Quality green spaces can encourage physical activity, improve well-being, provide a respite from developed areas, serve as habitat for native species, and provide an aesthetic backdrop to the city. Taken together, such parks and natural areas can contribute to a healthy, more livable, and attractive urban environment. In addition, parks and open space provide urban sanctuaries that reduce stress and promote good mental health, accommodate trees and vegetation that reduce the heat-island effect of paved developed areas. The City is committed to supporting community-led efforts to protect and improve existing green spaces, build social capital, enhance natural habitat, protect scenic views, and broaden support of conservation.

This chapter covers these topics:

- *Park types and needs*
- *Regional parks and open spaces*
- *Seaside coastal zone*
- *Recreational facilities*
- *Recreational programming*

Statutory Requirements

The Seaside Parks and Open Space Element meets state of California requirements for the Open Space Element as defined in Sections 65302(d) and 65302(e) of the Government Code, California Coastal Act requirements. State law requires all general plans to contain an Open Space element. Over and above the State requirements for a Parks and Open Space Element, this chapter includes policy guidance about recreation services and facilities in the city.

California Coastal Act

The California Coastal Act requires that the City's Local Coastal Program (LCP) contain specific coastal access and beach management components to ensure public access to the coastal and public recreation areas is provided. This Element is consistent with the LCP and contains goals and policies related to intergovernmental coordination, protection of scenic views, enhanced coastal access, and identifying and preserving environmentally-sensitive habitat.



Blackhorse and Bayonet Golf Courses.



Fernando Park clean-up.

Setting the Scene

Parks and recreation facilities provide a critical benefit to the city. They provide space for active and passive recreation, enhance the visual appearance of the city and contribute to increased residential and commercial property values, among other benefits. New and well-maintained parks and open space are essential to the quality of life of existing and future residents.

Existing Parks and Recreational Facilities

As shown in Table 13, the City of Seaside owns and maintains twenty-eight park and recreational sites totaling approximately 55 acres. In the Seaside city limits, there are other large open space areas, including the Bayonet and Black Horse golf courses (359 acres), the Fort Ord National Monument lands (918 acres), and the Seaside Beach (6 acres). These additional open space areas total 1,333 acres. Figure 33 illustrates the distribution of parks and open space in City.

Currently, the City provides nearly 13 acres of park space per 1,000 residents within a combination of mini, neighborhood, community, regional, and golf course park types. This ratio exceeds the California Quimby Act target of 3.0 acres per 1,000 acres (CGC 66477). With the addition of over 12,000 new residents expected by 2040, maintaining 13.0 acres per 1,000 residents would require an additional 180 acres of new parks and open space. Seaside's demographics – with more children than the County average – highlights the demand for new park spaces, but the buildout of Seaside East alone is anticipated to add new open space. Similarly, it is

anticipated that the Fort Ord National Monument will open and provide access to over 900 acres within Seaside. This would achieve a ratio greater than 28 acres per 1,000 residents in 2040.

Seaside's parks are generally spread out across the City, with some areas being better served than others. Many residents in the Terrace West, Terrace East, and Olympia neighborhoods (see Figure 33) are more than a ½ mile walk from a park. These neighborhoods have some of the highest population densities, greatest number of children, and largest BIPOC populations. Improving access to parks and open spaces by adding new green spaces, re-programming unused spaces for public use, and improving pedestrian and bicycle connections to existing parks and open spaces can make it easier for Seaside residents to use public spaces, especially in these neighborhoods.

Figure 33: Existing Parks and Open Spaces



Table 12: Parks and Recreational Areas by Type

	Park Name	Acres	Park Type
1	Beta Park	1.1	Mini
2	Capra Park	0.8	Mini
3	Durant Park	0.5	Mini
4	Ellis Park	0.4	Mini
5	Farallones Park	0.8	Mini
6	Fernando-Montgomery Park	0.1	Mini
7	Highland-Otis Park	1.2	Mini
8	Manzanita-Stuart Park	0.8	Mini
9	Martin Park	0.6	Mini
10	Portola Leslie Park	1.1	Mini
11	Sabado Park	0.4	Mini
12	Trinity Park	0.8	Mini
13	Havana Soliz Park	2.6	Neighborhood
14	Lincoln Cunningham Park	2.9	Neighborhood
15	Mescal-Neil Park	2.2	Neighborhood
16	Metz Park	2.1	Neighborhood
17	Pacchetti Park	1.7	Neighborhood (Dog Friendly)
18	Cutino Park	5.6	Community
19	Soper Field and Community Center	4.2	Community
20	Laguna Grande Park	10.7	Regional
21	Robert's Lake Area	5.7	Regional
22	Fort Ord National Monument (within City)	918.7	Regional
23	Wheeler Tennis Courts	1.6	Special Use
24	Oldemeyer Center	2.4	Special Use
25	Pattullo Swim Center	2.0	Special Use
26	Stephen E. Ross Memorial Park	1.3	Special Use (modular office buildings now occupy a portion of the park)
27	Youth Education Center	1.1	Special Use
28	Encanto Park	0.2	Undeveloped
29	Bayonet and Black Horse Golf Courses	359.6	Golf Course
TOTAL		1,333.2	

Park Types and Needs

The Seaside park system includes various types of parks, each of which provides different recreational opportunities, and serves different geographies and segments of the population.

Mini-parks. Mini-parks are small, single-purpose play areas designed primarily for small children or as little oases to break up urban areas. Due to their size (less than one acre), the facilities are usually limited to a small grass area, a children's playground, and a small picnic area. Mini-parks mainly serve people living within walking distance.

Neighborhood parks. Neighborhood parks are one to five acres in size and serve people living within walking and bicycling distance. Typical facilities found in a neighborhood park include playgrounds, picnic areas, trails, open grass areas for passive use, outdoor basketball courts, and multi-use open grass areas for practice fields.

Community parks. Community parks typically range from five acres to ten acres and serve people living within a short drive of the facility. Community parks provide active recreational uses, including athletic fields and swimming pools, and they can provide for passive recreational opportunities, such as walking, viewing, sitting or picnicking. They may also provide a community center or facilities for group uses. Cutino Park, and the Soper Field and Community Center are community parks in Seaside.

Regional parks. Regional parks are large recreational areas designed to serve an entire region, often beyond the city limits. These areas offer unique recreational opportunities and are often managed by county, state, or federal agencies. Examples of regional parks in Seaside are the Fort Ord National Monument, Seaside Beach, and Laguna Grande Park.

Special use areas. Special use areas are miscellaneous public recreation areas or land occupied by a specialized facility. Some of the uses that fall into this class include special purpose areas, community gardens, single purpose sites used for field sports, or sites occupied by buildings. The five special use areas in Seaside, include the Oldemeyer Center, Wheeler Tennis Courts, and the Pattullo Swim Center.

Golf course. The City owns two, 18-hole golf courses: the Bayonet and Black Horse Courses.



New park equipment.



Blues in the park.



Bayonet and Blackhorse golf courses.

Table 13: Park Types and Characteristics

Park and Recreation Type	General Size and Service Characteristics		Count and Area in Seaside		
	Service Area	Size	Number	Acres	Percent of Total Acreage
Mini-Park	¼-mile	½ to 3 acres	12	8.7	< 1 percent
Neighborhood Park	1-mile	3 to 7 acres	5	11.5	< 1 percent
Community Park	Entire City	20 to 50 acres	2	9.8	< 1 percent
Regional Park	Entire region	75+ acres	3	935.1	70 percent
Special Use Area	Entire City	N/A	5	8.4	< 1 percent
Golf Course	Entire region	N/A	1	359.6	27 percent
Undeveloped	N/A	N/A	1	0.2	< 1 percent
TOTAL			29	1,333.3	

Table 13 summarizes the number and acreage of park and recreational sites by type. The City has a large number of mini-parks (12) compared to all other types, as there are five neighborhood and two community parks. Together, mini, neighborhood, and community parks make up approximately two percent of all park land in the city. More neighborhood and community parks are needed to ensure communities are being served with appropriate park spaces.

Some of Seaside's parks are well-maintained and equipped with high-quality amenities. The City could benefit from a more consistent revenue stream for the maintenance and improvement of park and recreation facilities. This could facilitate new irrigation systems, upgraded

turf, replacement landscaping, improved accessibility, replacement of children's play equipment, and additional signage, trash and recycling bins, drinking fountains, and benches, among others. Due to water restrictions, several parks become very dry in the summer months as they do not receive any water other than rainfall. Community volunteers are welcomed to help with park maintenance in conjunction with Public Works. Currently, Friends of Seaside Parks Association (FOSPA), a volunteer-led non-profit organization that supports the development and maintenance of parks and open green spaces does work to improve city parks.



Soper Park.

Regional Parks and Open Space

Seaside's location places it at the center of three regional parks and open spaces: the Fort Ord National Monument, the Fort Ord Dunes State Park, and the Monterey Bay shoreline. These regional parks and open spaces provide the City with an opportunity to increase park access, and to leverage these areas for visitor-serving amenities.

Created in 2012, the Fort Ord National Monument offers hiking, biking and equestrian trails for residents and visitors to Monterey County. Located on the former Fort Ord military base, the National Monument covers over 14,600 acres, including 918 acres in Seaside; however, only 7,200 acres are open to the public. The reminder of the area, including the portion in Seaside, is undergoing munition hazard cleanup by the U.S. Army and is anticipated to be open as soon as feasible. The potential

future entry points into the National Monument at Gigling Rd, Broadway Ave, and Eucalyptus Rd, as well as informal and formal trailheads.

The Fort Ord Rec Trail and Greenway (FORTAG) is a community-proposed 28-mile regional network of paved recreational trails and greenways connecting communities to open space. The project was included in the Transportation Agency for Monterey County-authored and 2016 voter-approved Transportation Safety & Investment Plan (Measure X). FORTAG is anticipated to run through the Seaside section of the National Monument, as illustrated in Figure 34. The Phase 1 Segment of FORTAG stretches 1.5 miles along the State Route 218 and Can-yon Del Rey corridor through Del Rey Oaks and Seaside and is currently in process.

Figure 34: FORTAG



Seaside shares much of its western border with the Fort Ord Dunes State Park, which opened in 2009. The park area includes approximately 990 acres of State parkland, including a boardwalk, four mile path with beach access, and interpretive exhibits. Visitors can enjoy the coastal landscape via bike or foot. Fort Ord Dunes is dominated by a continuous coastal sand dune formation and remnants from former Fort Ord's military history. The California Coastal Commission approved a permit for California State Parks to build a campground in Fort Ord Dunes State Park including 45 RV sites, 43 tent sites and 10 hike-in/bike-in sites.

South of the Fort Ord Dunes State Beach, Seaside Beach serves as a gateway to more than 21 miles of coast linking six contiguous beach front parks: Monterey State Beach, Fort Ord Dunes State Park, Marina State Beach, Salinas River State Beach, Moss Landing State Beach, and Zmudowski State Beach. These parks are linked together by the Monterey Bay Coastal Trail, which connects to the City of Monterey in the south and Marina in the north, extending to Pacific Grove and just south of Castroville. The trail is paved, provides access to cyclists and runners/walkers, and offers coastal views and access to the beach, natural habitat, and some of the highest dunes on California's central coast.



Oak Woodlands on former Fort Ord lands.

Seaside Coastal Zone

The Seaside LCP identifies the coastal zone with approximately 90 acres of land that extend from the Pacific Ocean to the terminus of the Canyon Del Rey Creek on the southeastern portion of Laguna Grande. The coastal zone includes a beach visitor parking lot and the Monterey Bay Trail system, in addition to access to Sand Dunes Drive and Highway 1. The area includes approximately 500 feet of beach frontage along the Pacific Ocean.

The coastal zone area is part of a former estuarine complex, composed of Robert's Lake at the center and Laguna Grande to the south. Highway 1 separates the beach from Robert's Lake, although they are connected by an outfall located at the foot of Humboldt Street and in the seawall adjacent to the Monterey Beach Hotel. Del Monte Boulevard and the abandoned Southern Pacific Railroad right-of-way separate Robert's Lake from Laguna Grande.

Recreational Facilities

Along with the park and recreational sites, Seaside owns a variety of recreation facilities, including the Oldemeyer Center, Pattullo Swim Center, Soper Community Center, Wheeler Tennis Courts, the Bayonet and Black Horse Golf Courses. These centers are designed primarily for large group gatherings and provide activities for all age groups.

The City also owns sport facilities, such as fields and courts, which are incorporated into existing park and recreational sites. These sport facilities include three youth baseball/softball fields and a new soccer field at Cutino Park.

The City also partners with the Monterey Peninsula Unified School District to use their athletic facilities as a short-term alternative. Seaside should benefit from additional specialized recreation facilities including a skate park, multi-use and soccer fields, a group picnic area, amphitheater, adventure playground, and additional off-leash, dog areas

Recreational Programming

The Recreation Services Department provides recreational activities and classes to serve the needs of Seaside residents of all ages. The department offers targeted programs for youth, adults, and seniors, including the following:

- **Youth program** offerings vary in length, including daily, weekly, monthly, and seasonal programming. Activities are scheduled year-round and include athletic leagues, dance, recreational swim, and youth camps. The City also provides two types of educational programs: Tiny Tot University offers a preschool program for children between the ages of three and five; and the Kids Club, an afterschool program emphasizing the arts, environmental activities, and indoor and outdoor physical activity for students from kindergarten to fifth grade.
- **Adult classes** offer dance, exercise and swim programming for all levels. The City also partners with local organizations to support emotional and physical well-being, parent workshops, and other educational resources.
- **Senior programs**, activities, and services are meant to serve and enhance quality of life for older members of the Seaside community. Programming includes swimming, social activities, game nights, arts and crafts, and support services. The department also organizes a variety of day trips, walks, and excursions that are open to adults of all ages.



Examples of Seaside recreational programs.

Goals and Policies

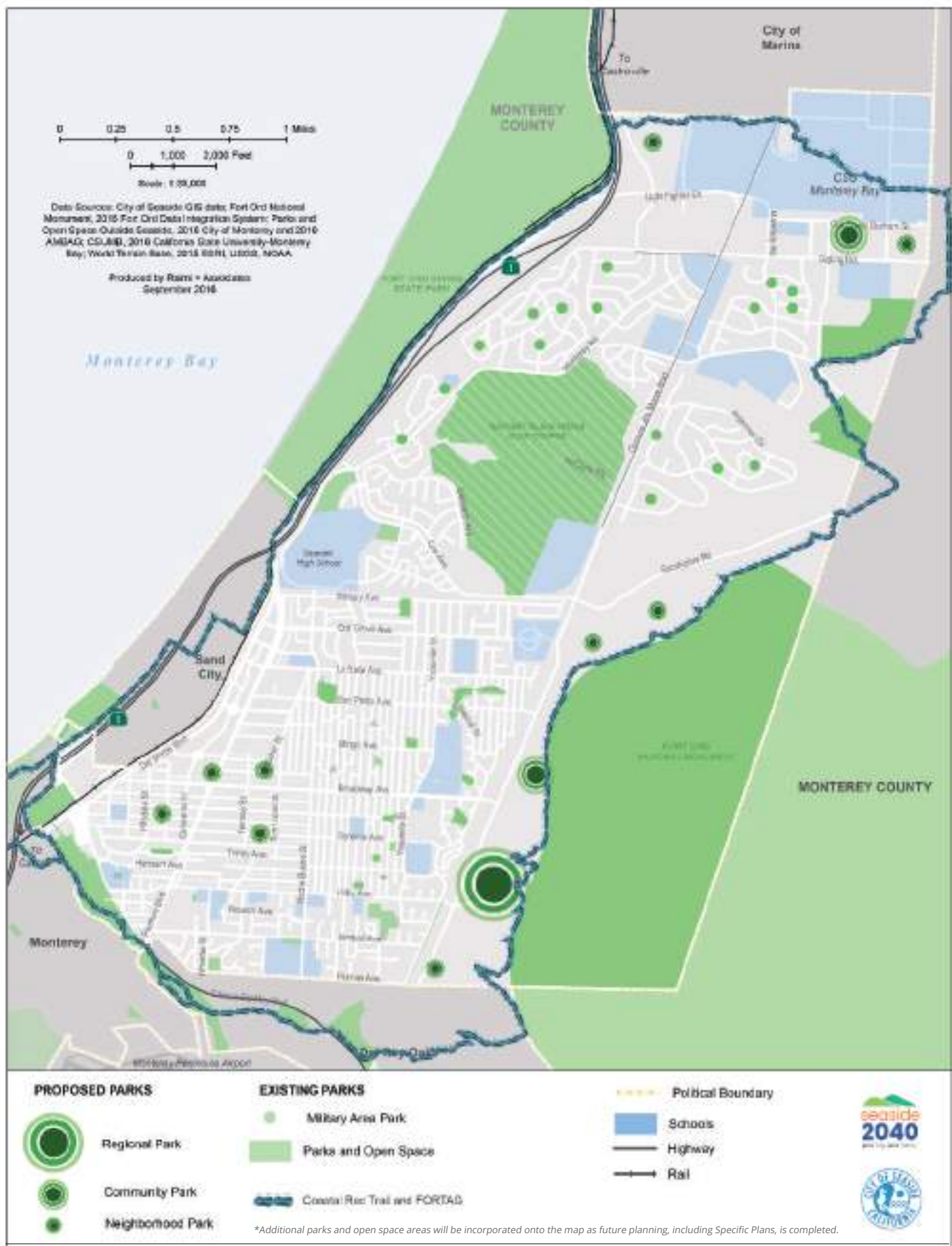
Goal PO-1: Park and recreational facilities to serve Seaside.

Intent: Close proximity to parks, open space, and recreational facilities encourages use, but can also facilitate opportunities to engage in physical exercise. Creating new parks in areas with limited access to park space is particularly important. Incorporating the principles of active design can help improve health and promote civic engagement. This goal seeks to increase the amount and availability of park and recreational facilities for all Seaside residents and future residents. Figure 35 illustrates a complete vision for the proposed additions to Seaside's open space network.

Policies:

- **Park ratio and standard.** Meet a city-wide park standard ratio of three acres per thousand residents, (excluding the Fort Ord National Monument and Bayonet) reflecting the standard requirement in the Quimby Act.
- **Minimum on-site open space.** Require a minimum amount of open space in higher density residential and mixed-use projects. Carefully and deliberately integrate these spaces into project design and require maintenance by the property management organization.
- **Parks in existing neighborhoods.** If sufficient water supply is available to make the project feasible, increase the number and acreage of mini- and neighborhood parks in areas with low park levels of service, including the Terrace, Olympia, Noche Buena, and Rousch neighborhoods. Ensure that all neighborhoods are served by a park within a reasonable walking or bicycling distance. Maintain existing parks, as funds allow, and supplement with volunteer opportunities or partnerships when possible.
- **Parks on former Fort Ord lands.** Provide a range of park types and community recreation facilities on former Fort Ord, including a regional recreation area in Seaside East.
- **FORTAG.** Support implementation of the FORTAG regional trail and coordinate with FORTAG on trail design and connectivity and promote trail art.
- **Innovation in park design.** Encourage innovation in new park design allowing community gardens, urban agriculture and orchards, paseos, plazas, tot lots, roof-top gardens and other urban parks and green spaces.
- **Art in public spaces.** Ensure new park facilities have adequate spaces and equipment for active and passive recreation as well as public art.
- **New fields, courts, and gyms.** Provide multi-purpose fields and courts and new indoor gyms for Seaside residents and visitors.
- **Funding and dedication requirements.** Explore park funding and dedication requirements for new development, including the addition of park-like features, such as tot lots, paseos, and urban orchards in new developments.
- **New park maintenance.** In addition to the adopted Community Facilities District explore options for Quimby Act fees, other developer impact fees, disposition and development agreements or other mechanisms to provide funding for improvements.
- **Recreation programs.** Promote opportunities for physical activities for all ages and abilities by improving and expanding community recreation programs.
- **Park and open space plans.** During the creation of specific plans, master plans, or other similar area planning processes, create a park and open space plan that shows the location and extent of future parks, open space, and recreation-open space areas. Develop a comprehensive and connected network of trails and non-auto circulation that improve access to parks, open space, and other community spaces.
- **Education in public spaces.** Promote community use of public places, including parks, schools, and community centers, as neighborhood educational facilities.

Figure 35: Existing and Proposed Open Space Network



Goal PO-2: Natural open space on former Fort Ord lands.

Intent: As former Fort Ord lands redevelop, this goal aims to create a high-quality and well-connected series of natural open spaces that support expanded recreational opportunities. Open space corridors include trails connecting to the Fort Ord National Monument, parks, and other destinations. It also includes passive corridors to preserve habitat.

Policies:

- **Active open space corridors and trails.** In partnership with regional and local agencies, develop active open space corridors that support natural vegetation communities, scenic vistas, and sensitive habitats within former Fort Ord lands. Open space corridors should connect to formal and informal trailheads in the National Monument where possible.
- **Open space buffer.** Provide an open space buffer/fuel break consistent with the BRP, HMP, and potential HCP between future development in Seaside East and the National Monument.
- **Partner with outside agencies.** Participate in regional and federal programs and partner with land trusts or other nonprofits to seek funding to preserve, maintain, and manage natural open space.
- **Educational opportunities.** Promote educational opportunities to emphasize the need to maintain and manage biological resources to maintain the uniqueness and biodiversity of the former Fort Ord.
- **FORTAG trail.** Coordinate trail design and connectivity of parks and other open spaces with the FORTAG regional trail.

Goal PO-3: Well-maintained and safe parks, recreational facilities, and open spaces.

Intent: Safe and well-maintained parks encourage greater community use. Improving infrastructure around parks, implementing safer park design, and ensuring adequate staff and resources support active and passive recreational opportunities for existing and future residents.

Policies:

- **Park upgrades.** Continue making improvements to existing parks and recreational facilities, including ADA and Title 24 compliance, upgrading and adding new recreational equipment, and enhancing park sustainability.
- **Low-maintenance design.** Promote low-maintenance design principles in the renovation and maintenance of parks and recreation facilities.
- **Crime Prevention through Environmental Design (CPTED).** Utilize CPTED principles in the design and renovation of existing parks and open space facilities to improve safety.
- **Lighting.** Provide appropriate lighting and visibility in park facilities while minimizing adverse impacts to adjacent properties.
- **Resources and staff.** Provide the appropriate resources and staffing to improve and maintain existing park and recreational facilities in Seaside.

Goal PO-4: Accessible connections to parks, recreational facilities, and open space.

Intent: Safe and accessible bicycle and pedestrian connections to the park, open space, and recreational facilities encourage greater park use. These access improvements include providing bicycle and pedestrian priority routes to parks, as well as ADA and Title 24 improvements. Transportation improvements and wayfinding can also increase access to regional open spaces, such as the Fort Ord National Monument and Seaside beach.

Policies:

- **Access to parks.** Increase connectivity between parks and open space through bicycle facilities and priority pedestrian routes.
- **ADA improvements.** Support ADA and Title 24 improvements to improve access to existing parks.
- **Park visibility.** Increase park visibility through signage, wayfinding, and well-marked entry points.
- **National Monument connectivity.** Promote the development of trails within Seaside East to the National Monument.
- **Coastal and beach access.** Improve coastal and beach access from existing Seaside neighborhoods.
- **On-site open space.** Encourage on-site open space, (e.g. courtyards, to be connected to streets and other public spaces through physical access and sightlines).
- **Trail standards.** Strive to meet California State Parks' standards for accessible trail design.



Example of safe and visible access to parks.



Example of open spaces connected with bikeways.

Goal PO-5: The coast is easily accessible from existing Seaside neighborhoods and former Fort Ord lands by different transportation modes.

Intent: Providing public access to California's coast is a central premise of the California Coastal Act. This goal seeks to maintain and enhance public access through the provision of multiple access points, increased visibility and signage, and increased opportunities for alternative modes to safely travel to the beach.

Policies:

- **Public access areas.** Implement pedestrian and bicycle access improvements along Canyon Del Rey Boulevard and from the Main Gate area to provide safe passage to the coast consistent with the pedestrian improvement focus areas (in the Mobility Element) and FORTAG implementation.
- **Signage program.** Implement the coastal access / directional signage program for all public access points.
- **Coastal parking.** Provide free and unrestricted parking at all public access and public parking areas within the coastal zone during daylight hours. Pursue opportunities to share existing parking lots with adjacent businesses, such as the Embassy Suites Hotel.
- **Trails and bicycle network.** Continue to participate in regional trail planning efforts, such as FORTAG, and local bicycle planning to better link existing Seaside neighborhoods and former Fort Ord lands to the California Coastal Trail.
- **Minimal impact to access.** Require new development and substantial redevelopment projects to minimize impacts to existing public access to the coast.

Goal PO-6: Partnerships and agreements that improve park access.

Intent: The Monterey Peninsula Unified School District, CSUMB, federal government, and Monterey Peninsula Regional Parks District all maintain parks, open spaces, and recreational facilities within or directly adjacent to Seaside. Area nonprofits also help with park design, construction, maintenance and funding. This goal seeks to maintain and expand joint use agreements with these agencies and organizations to facilitate greater park access for Seaside residents and visitors.

Policies:

- **Joint use agreements.** Establish and maintain joint use agreements with the Monterey Peninsula Unified School District, CSUMB, federal government, and Monterey Peninsula Regional Parks District to allow greater park access.
- **Partnerships.** Strengthen public-private partnerships with groups, such as the Friends of Seaside Parks Association (FOSPA), to build and maintain public parks and recreational facilities. Continue working with Sustainable Seaside and other partners, when programming ecology education.
- **Regional coordination.** Participate in coordinated regional planning for parks and open space development and access.
- **Green space near schools.** Work with Seaside schools to ensure that students have adequate access to green space.

Goal PO-7: Environmental sustainability and awareness at new and existing park and recreational facilities.

Intent: Reducing energy and water use, diverting solid waste from the landfill, and capturing stormwater onsite can improve the environmental sustainability of Seaside's parks and open spaces. This goal seeks to increase the City's sustainability efforts in parks, using these actions as an opportunity to educate the community about sustainability.

Policies:

- **Conservation and efficiency.** Increase energy and water conservation and efficiency at new and existing park and recreation facilities.
- **Stormwater infiltration.** Design future parks to use natural processes to capture, treat, and infiltrate stormwater.
- **Solid waste diversion.** Promote solid waste diversion at City parks and recreation facilities through recycling and composting.
- **Education.** Increase awareness of environmental sustainability practices by highlighting conservation practices at park and recreational facilities.
- **Environmental literacy.** Promote environmental literacy classes or urban ecology programs for youth.

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chapter eight

CONSERVATION

The purpose of the Conservation Element is to address the conservation, enhancement, and sustainable use of Seaside's natural resources including cultural and paleontological resources. This element also provides guidance to preserve, and protect cultural resources that include buildings and structures, historic landscapes, archaeological sites, artifacts and documents that collectively represent Seaside's rich and diverse history. Sensitive biological resources, such as the native plants and wildlife species that occupy the coastal zone and former Fort Ord lands. The City is committed to protecting and improving natural habitat, protecting scenic views, and broadening support of conservation and preservation of its cultural resources.

Statutory Requirements

The Seaside Conservation Element meets state of California requirements for the Conservation Element as defined in Sections 65302(d) and 65302(e) of the Government Code, and California Coastal Act requirements. State law requires all general plans to contain a Conservation element, which addresses the “conservation, development and utilization of natural resources.” A Conservation Element must contain goals and policies to protect and maintain state natural resources such as water, forests, soils, wildlife and minerals, and prevent wasteful resource exploitation, degradation and destruction. It must also contain goals and policies for managing open space areas, including undeveloped lands and outdoor recreation areas.

The Fort Ord Reuse Authority (FORA) was a small multi-governmental body composed of elected local, state, and federal officials that was responsible for the closure and reuse planning of the former Fort Ord military base. Fort Ord, encompassing 45 square miles of land across the Monterey Peninsula, was closed for military use in 1991. FORA was established in 1994 with a legislatively-mandated mission to oversee replacement land use, remove physical barriers to reuse, and protect identified environmental resources within the former Fort Ord until 2020. FORA was legislatively terminated on June 30, 2020, and responsibilities related to habitat management and conservation were transitioned to the cities of Seaside, Monterey, and Marina. The Bureau of Land Management (BLM) is also responsible for management of the former Fort Ord, as well as some other lands within the city.

California Coastal Act

This Element is consistent with the LCP and contains goals and policies related to intergovernmental coordination, protection of scenic views, enhanced coastal access, and identifying and preserving environmentally-sensitive habitat.

Former Fort Ord



Seaside Beach.

Setting the Scene

Open space provides significant opportunities to support biological resources. Seaside’s coastal dune system, the Laguna Grande and Robert’s Lake estuarine complex, and former Fort Ord lands support a variety of high-quality habitat areas and special status species.

Environmentally Sensitive Habitat

In existing Seaside neighborhoods, the land consists almost entirely of developed areas, including some small parks with predominantly landscaped and ornamental vegetation. A small area of natural coastal habitat is present where the Seaside boundary meets the Pacific Ocean. Wetland habitats also occur in Seaside, including

estuarine and marine wetlands along the coast; freshwater wetlands, riverine, and a lake at the Laguna Grande–Robert’s Lake complex; and small freshwater ponds and emergent wetlands mostly on the former Fort Ord lands. Former Fort Ord lands generally contain higher-quality, contiguous habitats and the majority of the special status species in Seaside are within its boundaries.

Figure 36 displays the major vegetation communities and other land cover types present in the City. Vegetation

communities range from coastal marsh areas to areas with dense forest cover. Figure 37 shows rivers, creeks, streams, and flood corridors within Seaside. Wetlands and non-wetland waters provide habitat for a variety of special status plant and animal species.

Federal or state listed species are most likely to occur in undeveloped or aquatic habitats in Seaside. Along the coast, these include bank swallow (*Riparia riparia*), snowy plover (*Charadrius alexandrinus nivosus*), Smith's blue butterfly (*Euphilotes enoptes smithi*), Monterey gilia (*Gilia tenuiflora* ssp. *arenaria*), Seaside bird's-beak (*Cordylanthus rigidus* ssp. *littoralis*), and Monterey spineflower (*Chorizanthe pungens* Benth. var. *pungens*). Inland and near aquatic resources, such as the Laguna Grande and Robert's Lake complex, California red legged frog (*Rana draytonii*) may occur. California tiger salamander (*Ambystoma californiense*), Contra Costa goldfields (*Lasthenia conjugens*), and Monterey spineflower are known to occur on former Fort Ord. Additionally, Federally designated critical habitat for Monterey spineflower occurs on former Fort Ord lands and coastal parks bordering the west side of the City. These coastal parks also include federally designated critical habitat for snowy plover. Several other special status species have the potential to occur in natural habitats, including burrowing owl, black legless lizard, western pond turtle, and prairie falcon.

Protecting biological resources in and around the City is important to the regional efforts to define and preserve the character of the Monterey Bay. Several agencies, organizations, and City departments are involved in the preservation of biological resources in Seaside, including the following:

- Seaside Local Coastal Program Land Use Plan and Coastal Implementation Plan** provides the specific goals, policies, and proposed implementation actions that govern land and water use in the city's coastal zone. The plan addresses marine resources, including Laguna Grande, Robert's Lake, and environmentally sensitive habitat areas.
- Installation-wide Multi-species Habitat Management Plan (HMP) for former Fort Ord** was issued in 1997 by the U.S. Army Corps of Engineers to manage unique habitats and diverse special status species on former Fort Ord lands, formerly managed by the FORA. The HMP established guidelines through a set of management requirements, identifies habitat reserve areas for conservation, and provides methods for restoration and monitoring for each habitat reserve area.
- Fort Ord Installation-Draft Wide Multispecies Habitat Conservation Plan (HCP)** provides a framework for HCP permittees, including the City of Seaside, for ensuring conservation of special status plant, animal species, and the natural communities that support them on former Fort Ord lands formerly managed by FORA. The HCP serves as the primary conservation planning document for non-federal recipients of Fort Ord lands following the legislative termination of FORA in 2020. The HCP establishes guidelines that seek to avoid, minimize, and mitigate impacts on endangered and threatened species. Development applications within the HCP area would need to show compliance with the HCP goals and objectives, including preparation of an impacts analysis and demonstration of avoidance of any species takings for species covered by the HCP.

Night Skies

The urban environment in Seaside is uniquely proximate to regional parks and open spaces, including the Fort Ord National Monument, the Fort Ord Dunes State Beach, and the Monterey Bay shoreline. Excessive artificial light, also known as light pollution, can adversely affect the beauty of nighttime skies and stargazing, directly impact migration and reproduction of wildlife, disrupt sleep patterns in humans, and consume excessive energy. The sources of light pollution in Seaside may include exterior and interior building lighting, advertising, commercial properties, offices, factories, streetlights, vehicular lighting, and illuminated sporting events.³⁷ Limiting outdoor lighting below the horizontal protects dark skies for the public, wildlife, and the Monterey Institute for Research in Astronomy.

Figure 36: Vegetation Communities and Land Cover Types

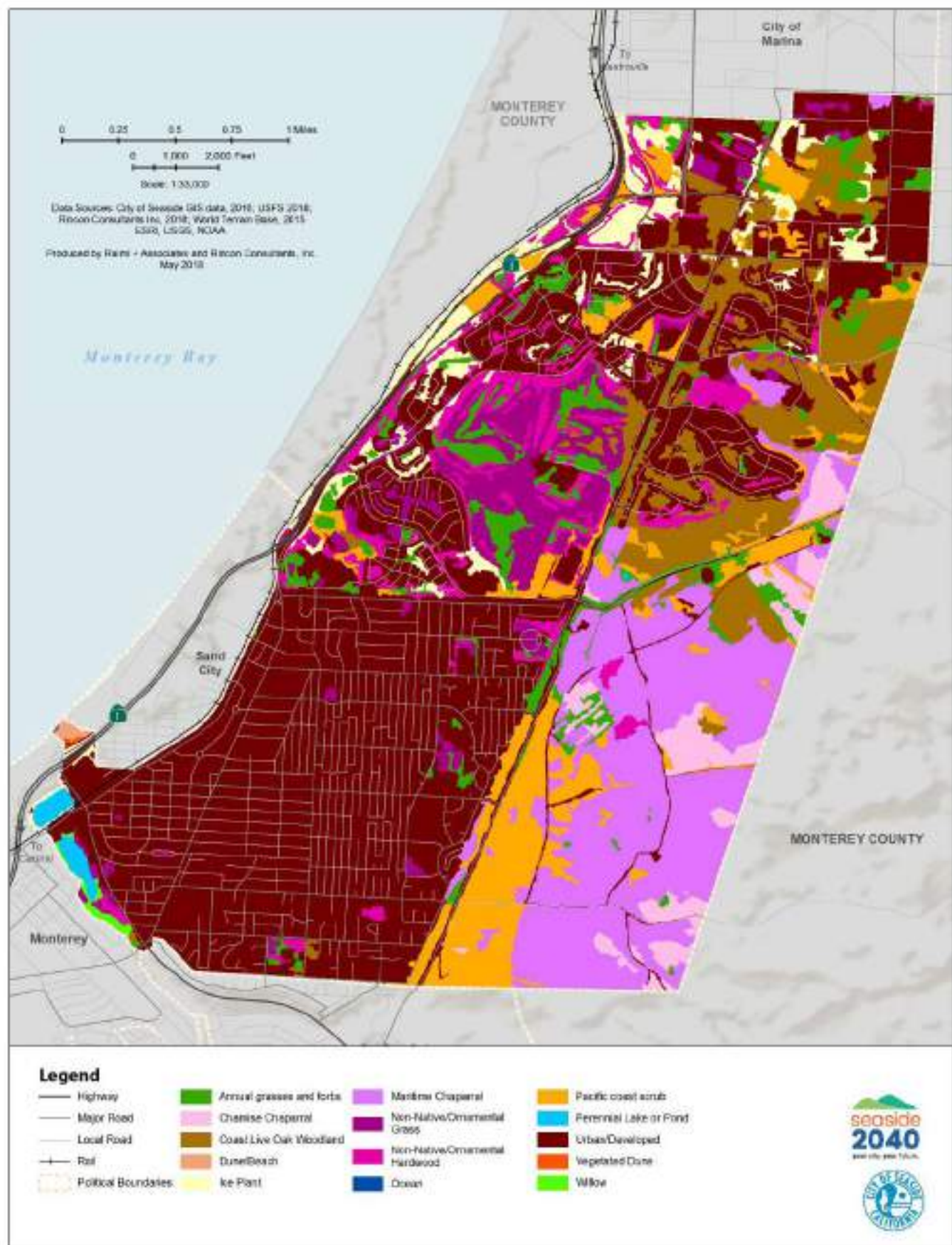


Figure 37: Rivers, Creeks, Streams, Flood Corridors, and Open Water Areas



Scenic and Visual Resources

Seaside is situated along the Pacific Ocean and Monterey Bay Peninsula, central to federal, state, and regional parks and open space that provide stunning views from a variety of locations throughout the city. Laguna Grande Regional Park and Robert's Lake are visible from Highway 1 and local streets, providing a scenic natural landscape upon entering or leaving the southern limits of the city. The elevation of Seaside gradually increases from west to east, with expansive views of the Monterey Bay coastline, Monterey Peninsula's coastal cities, and surrounding mountains.

Both natural and man-made landscape features contribute to perceived visual character and the scenic attractiveness of an area's landscape. Natural landscape features in Seaside include the Pacific Ocean, coastal dunes and mountains, natural habitats, lakes, and topography. Man-made landscape features in Seaside include public roadways, coastal trails, streetscape features, such as lighting, street furniture, and water features, and urban structures. The City has identified several prominent viewsheds in Seaside, as shown in Figure 38, that should be enhanced and protected as redevelopment and development takes place. These viewsheds include:

- **Broadway Avenue:** Views down this roadway include expansive views of the ocean and Monterey Bay as well as residential and some institutional uses.
- **Highway 1:** Views west of Highway 1 include Monterey Bay and shoreline, coastal sand dunes of Fort Ord Dunes State Park, coastal mountains, and city views of the Monterey Peninsula. Views east of Highway 1 include Laguna Grande Regional Park and Robert's Lake.

- **Laguna Grande Regional Park and Robert's Lake:** Views of Laguna Grande Lake and Robert's Lake and the emergent wetland and riparian vegetation along their shores are visible from Del Monte Boulevard, Highway 218/Canyon Del Rey Boulevard, and Highway 1.
- **Bayonet and Black Horse public golf courses:** Views looking west from the golf course include Monterey Bay, coastal mountains, and city views.
- **Ancient sand dunes that run east, west, and across General Jim Moore Boulevard:** Views of the Monterey Bay, coastal mountains, and city views are prominent along the ridgelines west of General Jim Moore Boulevard at the top of Broadway Avenue, San Pablo Avenue, La Salle Avenue, Ord Grove Avenue, and Coe Avenue. East of General Jim Moore Boulevard, views of the former Fort Ord lands and the surrounding mountains are also visible.
- **CSUMB campus:** Views looking west from the campus.

These important viewsheds are identified to be protected as new development or redevelopment occurs in Seaside, and should be considered during the planning and approval phases of development.

Highway 1 is an officially designated State Scenic Highway, traversing over two miles of Seaside's western boundary. Highway 1 offers views of the coastal dunes in Seaside, Monterey Bay, and the Peninsula, surrounding mountains to the east, and the wetlands and channels of Laguna Grande Park and Robert's Lake.

Figure 38: Prominent Viewsheds and Scenic Highways



Cultural Resources

Seaside has long acknowledged its cross-cultural history and the importance cultural resources play in retaining the City's sense of place.

Cultural resources are objects or structures that relate to previous human use of the area and include archaeological resources and historic built-environment resources. Cultural resources may be designated as historic by National, State, or local authorities by meeting the criteria for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or for local significance.

According to the California Historical Resources Information System, a total of six cultural resources have been recorded within the city, including two pre-contact archaeological sites, one historic-age building, and three historic-age engineering structures. According to the Office of Historic Preservation, one of these resources, the Monterey Branch of the Southern Pacific Railroad, is listed on the CRHR. At this time, there are no other resources listed on the CRHR, nor as California Historical Landmarks or Points of Interest and no resources are listed on the NRHP. However, the city has not undergone a city-wide inventory or survey. This means that there may be undiscovered resources present in Seaside.

Areas identified by the 2004 General Plan as archaeologically sensitive include the drainage area along the southern border of Seaside, the area of active sand dunes along the coast, and lands east of General Jim Moore Boulevard on the former Fort Ord lands. Many buildings within the city have surpassed 50 years of age, the threshold recommended by the California Office of Historic Preservation for consideration as historical resources. The City does not currently have a historic context statement, a document that would identify the important themes relevant to the history and development of the built environment of Seaside. The City recognizes the need to develop a context statement that establishes periods of significance for important themes, while identifying significant property types to inform the recordation and evaluation of historic-age buildings and structures within the city.

In accordance with Assembly Bill 52 and Senate Bill 18, the City of Seaside notified California Native American tribes of the proposed General Plan and invited them to participate in consultation. The City prepared and mailed

letters in accordance with Assembly Bill 52 and Senate Bill 18. Consultations with the Amah Mutsun Tribal Band, Costanoan Rumsen Carmel, Esselen Tribe of Monterey County, Indian Canyon Mutsun Tribal Band of Costanoan, and Ohlone/Costanoan-Esselen Nation occurred in 2017 and 2018. Additional details from the consultation are included in the Tribal Cultural Resources section of the General Plan Environmental Impact Report.

Paleontological Resources

Paleontological resources (fossils) are fossilized remains of plants and animals found below the earth's surface. Fossils are afforded protection by federal, State, and local environmental laws and regulations. Seaside is underlain by five mapped geologic units: Alluvium, sand, older dune deposits, marina terrace, and eolian facies of the Aromas Sand.

Holocene-aged deposits are generally considered to have low potential for yielding significant fossils because the geological units are too young (i.e., less than about 5,000 years) to contain fossils, but Holocene deposits can be as old as 11,700 years. Thus, paleontological sensitivity increases with depth where deeper sediments may exceed 5,000 years. Pleistocene-aged geologic units have a well-documented fossil record throughout California and the western United States, and the Pleistocene deposits in the City of Seaside (older dune, marine terrace, and eolian facies of the Aromas Sand) are considered to have high paleontological sensitivity. Though no known fossils have been recorded in Seaside, substantial finds in the Carmel River basin suggest that future, more conscientious studies may reveal more. The most likely study areas (the oldest part of Seaside along Del Monte Boulevard and Canyon del Rey) have already been overbuilt with very little screening.

Goal C-1: Sensitive species and habitat protected on former Fort Ord lands.

Intent: The Fort Ord HMP provides a framework for applicants, including the City of Seaside, to conserve and manage special status species, animal communities, and habitat areas on former Fort Ord lands. This goal aims to implement those plans locally identifying and managing habitat areas and species.

Policies:

- **Habitat Management Plan.** Continue to partner with local, regional, and federal agencies to implement the programs outlined by the HMP. Provide BLM evidence of habitat protection measures for lands not under HMP resource conservation or management requirements.
- **Loss of sensitive species.** Minimize the loss of sensitive species and critical habitat areas in areas planned for future development.
- **Habitat management areas.** Continue to protect habitat management areas on former Fort Ord land, identifying habitat areas, planning carefully to avoid significant impacts, and implementing more restrictive development standards adjacent to these areas.
- **Oak woodlands.** Continue to partner with regional and local agencies to designate oak woodlands and linkages, encourage the preservation and management of oak woodland and linkages, and connect them to other parks, open spaces, and active open space corridors. The City shall actively manage and monitor the oak woodlands area.
- **Habitat restoration.** Restore habitat areas where habitat has been disturbed by activities within the plan area of the FORA HMP in development of a future Seaside East Specific Plan.
- **Inland water resources.** Protect and enhance creeks, lakes, and adjacent wetlands by eradicating non-native vegetation and restoring native vegetation.
- **Zoning.** During development of Specific Plans within the FORA HMP area, map and designate habitat management areas to be protected from future development, where appropriate.
- **Interpretive signage.** In coordination with the BLM and other partners, incorporate interpretive signage in habitat management areas that educate community members and visitors about the unique biological resources on former Fort Ord lands.
- **Wetlands.** The City shall preserve, enhance and protect wetland areas, and evaluate areas proposed for new development during the site planning process to determine whether wetlands or other jurisdictional waters occur. In the event that wetlands are present, the City shall require that they either be avoided or compensatory mitigation implemented so that there is no net loss to wetland resources as a result of development on the site. Wetland mitigation plans on Former Fort Ord lands should be coordinated through the Coordinated Resource Management Planning program (CRMP) as required by the HMP where applicable.

Goal C-2: New development supports the preservation or enhancement of the City's natural resources.

Intent: This goal fosters sustainable development practices that provide protection to sensitive habitats and species and accessible resources for the enrichment of residents.

Policies:

- **Clustered development.** Cluster new development on former Fort Ord lands to minimize impacts, preserve habitat management areas, and protect high-visibility ridgelines, steep slopes, wetlands, and waterways. Standards to cluster development should be developed as part of a future Seaside East Specific Plan.
- **Integrating oak woodland.** Work with developers to promote an understanding of existing oak trees and previously-identified oak woodland linkages as they design new developments. Encourage compliance with State and County regulations as part of development review process.
- **Development review.** When projects are adjacent to or contain natural habitat or undeveloped area, require projects to submit analysis showing the existing habitat, on the proposed plan, potential impacts to special-status species and sensitive natural communities or other biological resources (including nesting birds), and measures to avoid, minimize, and/or mitigate impacts, as necessary.
- **Development near habitat management areas.** Require new development adjacent to habitat management areas to minimize new impervious surface, minimize light pollution, and emphasize native landscaping.
- **Hillside protection.** When grading is necessary, encourage grading for new development that complements the surrounding natural features.
- **Low-impact development.** Require new construction and redevelopment projects to use low-impact development techniques to improve stormwater quality and reduce run-off quantity.
- **Dark sky lighting standards.** Require new construction or modifications to existing development and public facilities to adhere to: dark sky lighting standards or the control of outdoor lighting sources by shielding light in the downward direction and limiting bright white lighting and glare.
- **Dark sky education.** Promote dark sky education in the community to promote responsible lighting and dark sky stewardship.
- **Native species.** Encourage new development to support a diversity of native species and manage invasive species.
- **Invasive species.** Prohibit the planting of plant species on the California Invasive Plant Inventory.
- **Stormwater area and wetlands.** Incorporate wetland features into stormwater control facilities to the extent practicable.
- **Water quality.** Incorporate water quality and habitat enhancement in new flood management facilities.
- **Green streets.** When feasible, explore opportunities for green streets, and using natural processes to manage stormwater runoff. When green street demonstration areas are identified, include unobtrusive educational signage.
- **Habitat protection area.** Establish a habitat protection area, including criteria for defining the area, during the creation of a specific plan for Seaside East.
- **Habitat preservation.** Support the preservation of open space and sensitive habitat, minimizing the impacts of land uses on public lands, including:
 - Oak woodlands and linkages.
 - An open space buffer between future development and the National Monument.
 - Open space corridors that support natural vegetation communities, scenic vistas, and sensitive habitats.

Goal C-3: A City that protects, conserves, and enhances the natural beauty and resources within the coastal zone.

Intent: Seaside's coastal zone provides important habitat for special status species. Habitat areas and wildlife can be negatively affected by certain types of development and human activity, as well as erosion from sea level rise. This goal aims to preserve and protect natural resources in the coastal zone through careful management, including eradication of non-native vegetation, and restoration of native vegetation.

Policies:

- **Partnerships.** Promote local and regional cooperation and partnership, including the US Army, Caltrans, and California State Parks, to help protect and manage Seaside's natural resources in the coastal zone.
- **Protect critical habitats.** Preserve, protect, and improve open space areas to the greatest extent possible to improve on existing limited habitats outlined by the Local Coastal Plan.
- **Beach habitat.** Work with local and regional agencies to ensure beaches can function as a quality habitat for permanent and migratory species.
- **Coastal zone.** Protect the coastal zone west of State Highway 1 from habitat degradation due to increased access, erosion, and pollution due to remnant outfall pipes.
- **Highway 1.** Preserve the unique public views visible from the Highway 1 corridor between Fremont Boulevard and the northern boundary of the city. Adhere to Municipal Code Section 17.22.040.
- **Riparian corridors.** Encourage the restoration and protection of riparian corridors at Laguna Grande and Roberts Lake.

Goal C-4: Pollutant discharge managed to minimize adverse impacts on water quality in the Monterey Bay, Robert's Lake, Laguna Grande and other bodies of water.

Intent: To reduce the negative environmental impacts of storm water runoff on the Monterey Bay, Robert's Lake, Laguna Grande, and other bodies of water improves local habitat.

Policies:

- **Low-impact development practices.** Require new construction and redevelopment projects to use of low-impact development techniques to improve stormwater quality and reduce run-off quantity, including improving soil health, providing soil cover and water-wise planting and irrigation, installing permeable pavements, and building bio-retention areas to reduce runoff quantity.
- **Storm water runoff.** Enforce the reduction of storm water runoff consistent with local storm water permits.
- **Storm water facilities.** Incorporate storm water facilities into the design of parks and open spaces, using natural processes to capture, treat, and infiltrate storm water to the extent feasible.
- **Stormwater wetland network.** Incorporate wetland design that enhances the use of existing wetlands, improves ecosystem services and supports stormwater control.

Goal C-5: An abundant, robust urban forest that contributes to Seaside's quality of life as it combats the effects of climate change.

Intent: Urban forestry is essential to the city's path towards greater sustainability. Seaside urban forest enhances its environmental quality and the mental and physical health of its residents, while bringing significant economic benefits through increased property values. Urban forestry will make the city more resilient to the impacts of extreme heat associated with climate change.

Policies:

- **Resources.** Provide the appropriate resources to maintain and expand the urban forest.
- **Maintenance.** Encourage the maintenance of trees on public and private property.
- **New plantings.** Require new development to include the planting and maintenance of trees (on both sides of the street when applicable) as well as on private properties.
- **Protected tree species.** Preserve protected tree species, (e.g. native oaks) whenever possible during site redevelopment.
- **Managed plantings.** Require newly planted trees to be appropriate for a specific location and based on height, canopy coverage, shading, and maintenance requirements.
- **Select planting.** Encourage the planting of native, non-invasive, and drought-tolerant landscaping and trees. Encourage landscape plantings to use tree species native to an area when adjacent to natural plant communities and habitat management areas.
- **Edible landscapes.** Encourage the planting of edible landscapes and fruit trees, and consider urban orchards in City parks or public spaces where feasible.
- **Sustainability in forest management.** Manage urban trees to achieve the City's environmental sustainability goals for water and energy conservation, stormwater management, habitat protection, and climate resilience.



Examples of low impact development practices.

Goal C-6: Scenic vistas, views, and highways are protected and enhanced.

Intent: Views and scenic vistas help define the scenic value of Seaside. This goal seeks to protect prominent viewsheds in Seaside by protecting views, supporting the enhancement of natural resources, and landscape design.

Policies:

- **Views.** Protect public views of significant natural features, such as the Monterey Bay, the Pacific Ocean, the surrounding mountains, and other prominent viewsheds, as identified in Figure 38. Review all major redevelopment projects to ensure they will not significantly obstruct views from the public right-of-way of these major scenic resources.
- **Highway 1.** Preserve the unique public views visible from the Highway 1 corridor between Fremont Boulevard and the northern boundary of the city.
- **Landscape design.** Require new public and private landscape installations to consider access to vistas from the public realm and encourage landscape design that protects or enhances those views.
- **Signage and infrastructure.** Encourage signage, infrastructure, and utilities that do not block or detract from views of scenic vistas.
- **Light pollution.** Preserve skyward nighttime views and lessen glare by minimizing lighting levels along the shoreline by continuing to follow dark sky guidelines.

Goal C-7: A strong sense of cultural resources and historical places.

Intent: To help preserve, conserve, enhance, and educate the public about Seaside's multi-cultural and historical assets. The City celebrates its diverse cultural, ethnic and faith-based communities. To achieve this, the City will promote educational resources and integrate cultural and historical resources as part of coordinating land use and community design decisions.

Policies:

- **Cultural and historic resources.** Establish a known list of cultural and historic resources in the city.
- **Historic preservation.** Work with State and Federal agencies, such as the State Office of Historic Preservation, to administer federally and state mandated historic preservation programs that further the identified evaluation registration and protection of Seaside's irreplaceable resources. Support efforts to memorialize significant people, places, and events in the history of Seaside through public art and plaques. Consider the creation of a Historic Context Statement document.
- **Cultural Tourism.** Promote historic places and cultural tourism as an economic development strategy and way to bolster civic pride.
- **Wayfinding.** Increase historical and cultural facility visibility through signage and wayfinding.
- **Historical resource development.** Work with local organizations to continue to document and educate the public about the history of Seaside.
- **PR program.** Expand the PR program to ensure that Seaside will be recognized as the second most populous city in Monterey County with a fully-documented history and a unique culture.
- **Oral histories.** Support the record of life-stories of citizens who play a vital role in cultural preservation and raise consciousness of local history in the community at large and **safeguards Seaside's unique heritage.**
- **Black History Month.** Expand the local history and Black History Month exhibits in Avery Gallery, Oldemeyer Center and other public spaces as part of a program to inform the area population about Seaside's past and make our city more appealing to potential businesses and home-buyers.
- **Memorials.** Memorialize significant people, places and events in the history of Seaside with more plaques, road signs, public art and walking tours.





chapter nine

HEALTHY + SUSTAINABLE COMMUNITY

Reducing energy consumption, using water more efficiently, improving healthy food access, and encouraging active transportation are important building blocks for promoting a healthy and sustainable environment and lifestyle for Seaside residents. The City will play a vital role in lowering greenhouse gas emissions and protecting residents from potential climate change impacts, including more frequent heat waves and rising sea levels.

This chapter covers: disadvantaged communities, healthy food, health care, community safety, air quality, energy and water conservation, solid waste reduction, green building, greenhouse gas reduction, and climate resilience. It also contains relevant goals and policies.

Statutory Requirements

Adopted in 2016 and implemented in 2018, Senate Bill 1000 (SB 1000), or the Planning for Health Communities Act, requires cities with disadvantaged communities to develop an Environmental Justice element, or related environmental justice goals and policies, as part of their general plans. The goal of SB 1000 is to help identify and reduce the unique or compounded health risks in these communities. Elements must address the reduction of pollution exposure, the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, park and open space access, and physical activity in disadvantaged communities. This Element covers all of the newly required topics and expands the focus of the Environmental Justice element to include sustainability, greenhouse gas emissions and the social, environmental, and economic impacts of a city's policies and programs.

Setting the Scene

Place, income, living conditions and education are all significant contributing factors to the health of a community. How the city plans and prioritizes growth for the future can determine how healthy residents are in the long term.

As the city grows, it must also protect the assets that make it a great place to live, work, and recreate. From global climate change to economic transformation, the City can make choices that will positively impact the community, environment, and economy and make it more healthy, sustainable, and resilient to future change.



Produce for Seniors at the Oldemeyer Center.

Disadvantaged Populations

Pursuant to Section 9711 of the Health and Safety Code, the California Environmental Protection Agency (CalEPA) defines a disadvantaged community as “a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”.

The Office of Planning and Research (OPR) developed guidelines for identifying disadvantaged communities primarily using CalEnviroScreen data, supplemented by other data sources and community knowledge to groundtruth the results. CalEnviroScreen is a screening tool developed by the California Office of Environmental Health Hazard Assessment (OEHHA). The analysis below identifies disadvantaged communities and two methods recommended by OPR using CalEnviroScreen 4.0, the latest version at the time of completion.

The first method identifies disadvantaged communities (DACs) as those that are at or above the 75th percentile of the CalEnviroScreen index score. The second method specifies further by accounting for median household income. Using Method 1, the city does not have any areas that are at or above the 75th percentile of CalEnviroScreen and does not have any DACs (Figure 39).

Although the city has relatively low pollution levels overall, there is a concentration of neighborhoods that face heightened pollution and environmental hazards as indicated by Method 2 results. In Method 2, DACs are areas that are both low-income (80% of state and/or county area median income) and are at or above the 75th percentile of one or more CalEnviroScreen pollution exposure and environmental effects indicator scores.

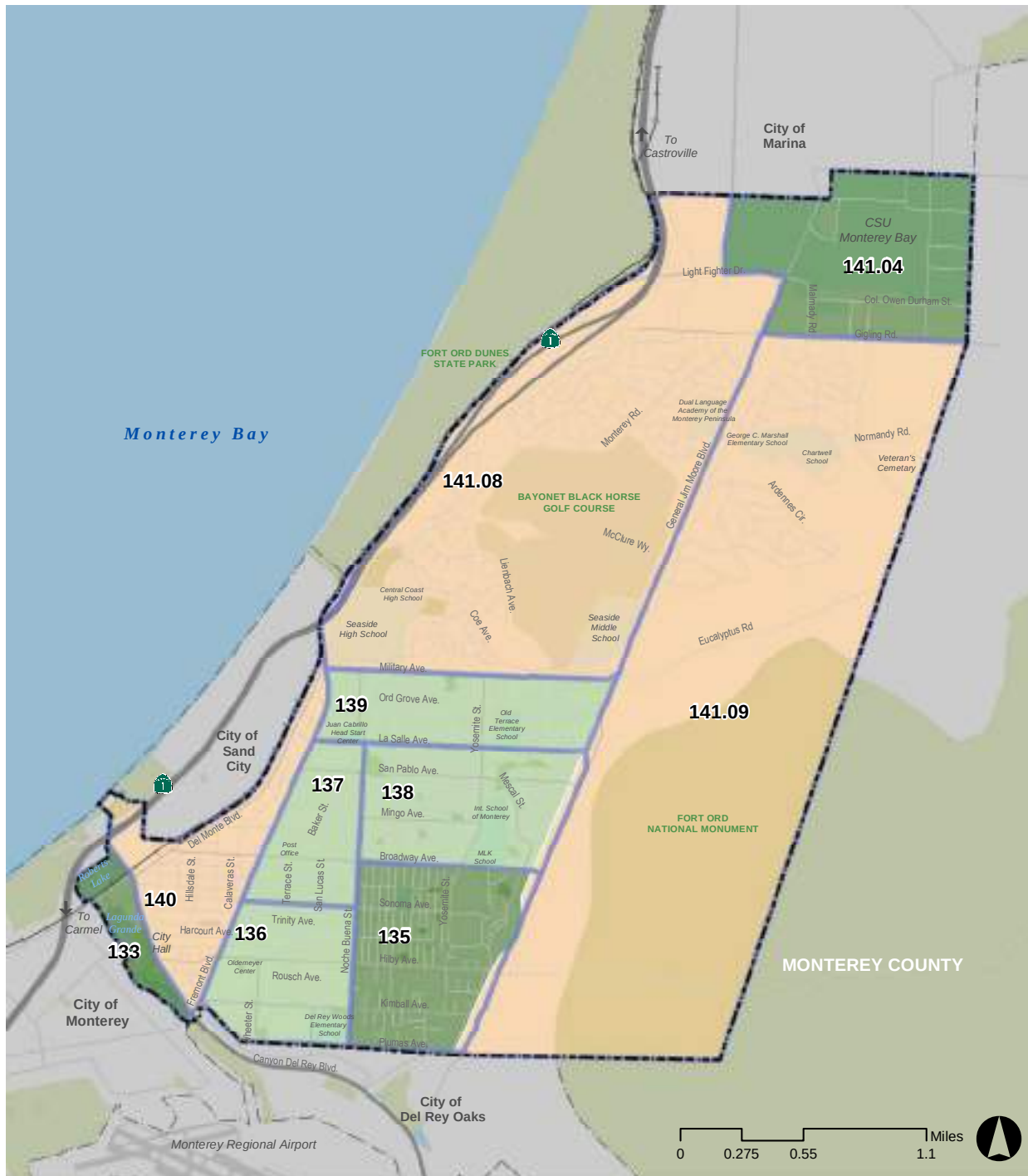
Based on the 2020 state income limits established by the California Department of Housing and Community Development (HCD), the area median income (AMI) for Monterey County is \$81,600. Therefore, low-income (80% of county AMI) in Seaside is a census tract or block group with a median household income of \$65,280 or below.

Seaside has three census tracts (136.00, 137.00, 140.00) and nine block groups (135.00.1, 136.00.1, 136.00.3, 137.00.1, 137.00.2, 138.00.2, 139.00.2, 140.00.1, and 140.00.2) that are low-income. Low-income communities in census tracts 136.00, 137.00, 139.00, and 140.00 face elevated children’s lead risk from housing being in the top 25% of CalEnviroScreen scores for this indicator. Two low-

income block groups in census tract 140.00 are also in the top 25% of CalEnviroScreen scores for the following indicators: cleanup sites, hazardous waste generators and facilities, and solid waste sites and facilities. Figure 42 illustrates the potential DACs as identified through Method 2: 136.00.1, 136.00.3, 137.00.1, 137.00.2, 139.00.2, 140.00.1, and 140.00.2.

Goals and policies throughout this Element and others attempt to address the existing disparities among Seaside residents. This Element incorporates policies and actions for healthy food access and community resilience in the most vulnerable populations. The Parks, Open Space, and Conservation Element identifies the need and approximate location of new parks in Terrace neighborhoods.

Figure 39: Disadvantaged Communities Screening Method I Results



Method 1

- <25
- 25-50
- 50-75
- >75

- Census Tracts
- City Limits
- Rail
- Highway
- Major Road
- Local Road

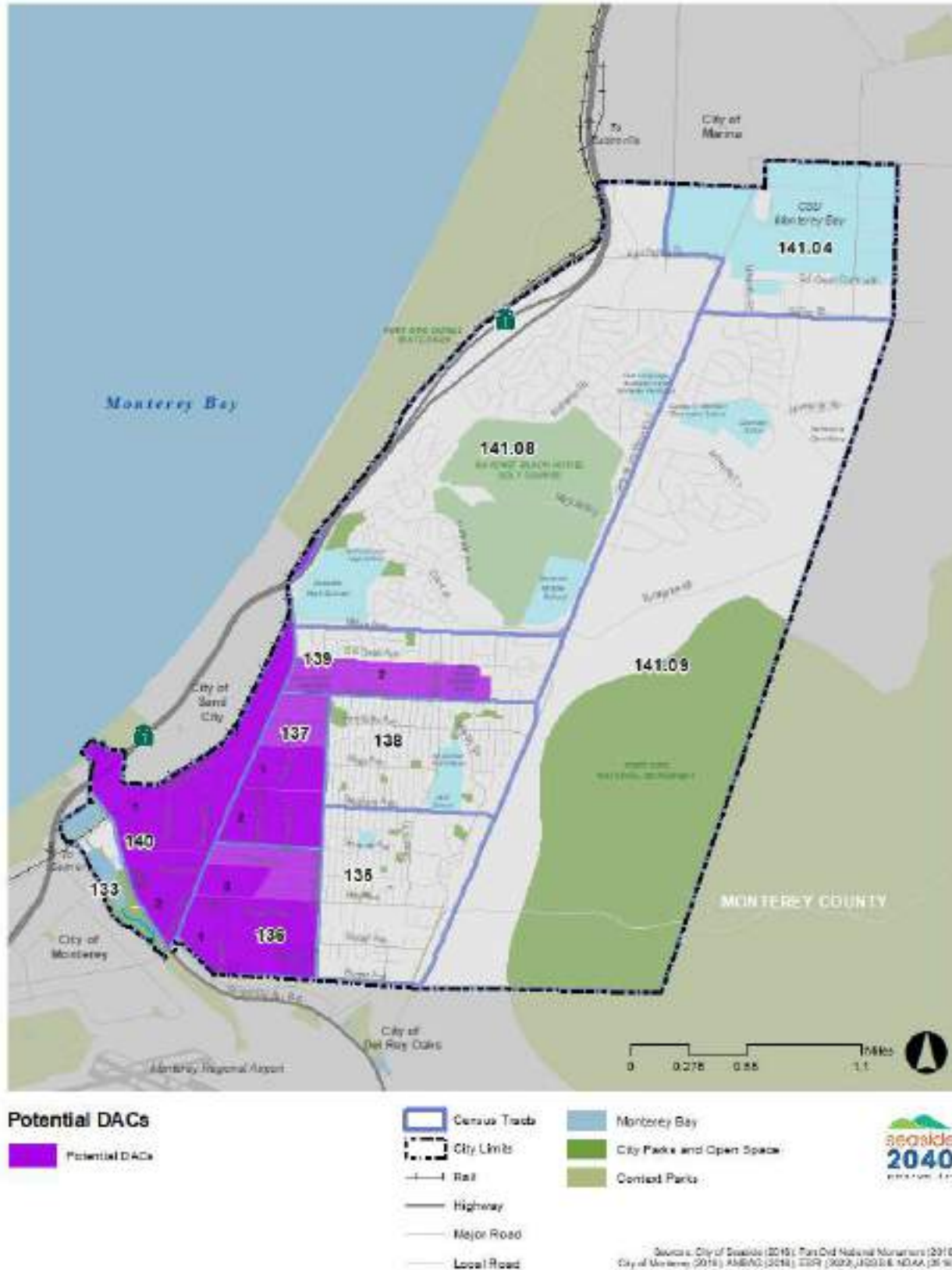
- Monterey Bay
- City Parks and Open Space
- Context Parks



Sources: City of Seaside (2016); Fort Ord National Monument (2016); City of Monterey (2016); AMBAG (2016); ESRI (2022); USGS & NOAA (2016).

Source: CalEnviroScreen 4.0

Figure 40: Disadvantaged Communities (Screening Method 2)



Community Health

Healthy communities are places that foster positive health outcomes for all who live, work, and play. Good nutrition, physical activity, and access to healthcare all influence health. However, health is also influenced by many other factors, including access to economic opportunities, safe and sanitary housing, high-quality education, and low exposure to pollution (see Figure 41). A city's physical, social, and economic environments combine to make residents healthier and more resilient to long-term changes and short-term shocks. Seaside is working toward becoming a healthy community through

the policy, program, and design interventions in the physical environment outlined in the General Plan.

Healthy community programs can bring many benefits to Seaside, from better health, to new jobs, to economic investments. Improving these determinants can also help promote equity and community development over the long term and prepare the City for the potential impacts of climate change. This section describes these health conditions citywide.

Figure 41: Example of Healthy Communities Components



Overall Health Conditions

Seaside's leading causes of death are similar to those in Monterey County and California. The top three causes – cancer, heart disease, and COVID-19 – share some of the same risk factors. Identifying which risk factors are associated with certain causes of death can help prevent disease and keep people healthier.

Key risk factors in Seaside's leading cause of death include poor diet and lack of physical activity. In Seaside, 57 percent of youth ages 12-17 are obese or overweight.³⁸ Twenty-four percent of adults 18 years and older in Seaside were obese.³⁹

Better access to nutritious food and more opportunities for physical activity could reduce Seaside residents' vulnerability to these diseases. Poverty, low levels of education, and lack of access to health care may also contribute to these health conditions.

Access to Healthy Food

Healthy communities provide access to affordable and healthy food at grocery stores, produce markets, community gardens, and farmers' markets. Residents of communities with access to a full-service grocery store tend to eat more fruits and vegetables, have lower body weights, and lower rates of chronic diseases. Local food production can also reduce the distance food is shipped, lowering the environmental footprint of food production and distribution.

Residents in Seaside have access to both healthy and unhealthy food stores and restaurants with healthy choices. There are grocery stores and markets, which are concentrated along Fremont Boulevard. The City also houses restaurants and fast food establishments. These eateries are concentrated along Fremont Boulevard and Broadway Avenue. The City does not have a farmers' market.⁴⁰

Food security is also important for community health and wellbeing. "Food security" is defined as having access to enough food for an active, healthy life for all people at all times. Food insecurity can lead to undernourishment and malnutrition, which coincide with fatigue, stunted child development, and other health issues. Approximately 5 percent of adults age 18 and over in Seaside do not have the consistent ability to afford adequate amounts of food, which is lower than Monterey County (9%).⁴¹ Households that lack "food security" can obtain supplemental assistance from government programs, such as the CalFresh program and the Women Infants and Children (WIC) program.

Access to Health Care Facilities and Insurance

Healthy communities provide access to health care facilities and medical professionals. Health care access plays a role in preventing disease and maintaining good health. Seaside has two licensed health care facilities – the Seaside Community Health Center and Planned Parenthood. Seaside now has a mobile health clinic that serves the unhoused and underserved population.

The City is located within a Health Professional Shortage Area (HPSA) for dental professionals. A Health Professional Shortage Area is a federal designation given to areas that demonstrate a shortage of healthcare professionals, including primary care professionals, dentists, and mental health professionals.⁴² Existing Seaside neighborhoods have also been designated as a Medically-Underserved Area (MUA).^{43, 44}

Additionally, a significant number of Seaside adults are uninsured. In 2020, about 18 percent of adults were uninsured.

Community Safety

Healthy communities are safe, clean, and attractive. They include active neighborhoods, parks, and streets supported by good environmental design.

A variety of factors can impact community safety, including the concentration of liquor stores, underemployment, the presence of gangs, and lack of youth and family activities. Crime can have health, social, and behavioral implications for victims and their families, resulting in negative impacts on the neighborhood and community. Violent crimes, such as homicides, physical assaults, rapes, and sexual assaults affect the health outcomes of communities. While poverty crimes and violence can also have a broad impact on the rest of the community. The perception of crime can also impact individual health, businesses, and social cohesion.

While community safety had been a critical concern for Seaside residents, the City of Seaside has consistently experienced lower violent and property crime rates than the City of Monterey, Monterey County, and California.

Air Quality

Air quality depends on weather and is sensitive to climate change. Atmospheric warming associated with climate change has the potential to increase ground-level ozone in many regions, which may present challenges for compliance with ozone standards in the future. The impact of climate change on other air pollutants, such as particulate matter is less certain. However, climate change research continues to address these uncertainties.⁴⁵

Seaside is located in the North Central Coast Air Basin (NCCAB), which comprises all of Monterey, Santa Cruz, and San Benito Counties. Certain population groups, however, are more sensitive to air pollution than the general population. Children, the elderly, and acutely or chronically ill persons, especially those with cardio-respiratory diseases, are more likely to be impacted by poor air quality.

Environmental Sustainability

Sustainability is often defined as the ability to meet the needs of the current generation without compromising the ability of future generations to meet their needs. Sustainability is a cross-cutting issue that centers on environmental, social, equity and economic considerations. In specific terms, taking a sustainability approach means conserving energy and water, diverting waste from the landfill, preparing for the potential impacts of climate change, and reducing greenhouse gas emissions, among others.

Energy

Energy consumed by residential and commercial buildings accounts for nearly 35 percent of all greenhouse gas emissions in Seaside. Improving energy efficiency and encouraging renewable energy is an essential component of the city's path towards sustainable development, lower greenhouse gas emissions, and a resilient community. Energy efficiency is one of the most cost-effective strategies to reduce energy use, while leading to lower energy costs and healthier homes, schools and businesses. Similarly, generating electricity from renewable energy, such as wind and solar, can reduce demand for fossil fuels and decrease emissions of carbon dioxide and air pollutants. Both renewable energy generation and energy efficiency programs also help to create local, green jobs that support the City's economic development. Policies in this Element seek to support energy efficiency, renewable generation, and green job creation. The Community Facilities and Infrastructure Element provides additional policies related to the City's energy transmission system.



Electric Vehicle charging at City Hall.

Water

Seaside has very low water use. Homes, businesses, and the City have implemented water efficiency and conservation initiatives, including programs to increase the use of smart irrigation controllers, rainwater capture and low-flow toilets and to buyback lawns.

As described in the Community Facilities and Infrastructure Element, water supply limitations significantly affect development opportunity and have the potential to create water shortages for existing customers if new supplies are not developed. A portfolio of new water sources is under development by California American Water, Seaside Municipal Water Service, or the Marina Coast Water District; however, until these projects are implemented, water supply availability may constrain new development and redevelopment. Furthermore, California recently came out of one of the most severe droughts on record. Though droughts are a natural part of the climate, climate change has the potential to significantly alter the patterns of water availability and demand in the future. Moving forward, the City will maintain its commitment towards water conservation and water efficiency throughout the community.

Solid Waste

The City of Seaside currently contracts with Green Waste Recovery to collect solid waste, recyclable materials, organics (including yard trimmings and food waste), and construction and demolition debris. In 2019, ReGen Monterey formerly known as Monterey Regional Waste Management District's (MRWMD's) received 28,000 tons of materials from Seaside.

Diversion rates are expected to increase, pursuant to the requirements of AB 939, AB 341, AB 1826, and SB 1383. AB 939 (Public Resources Code 41780) requires cities and counties to prepare integrated waste management plans and to divert 50 percent of solid waste from landfills beginning in calendar year 2000 and each year thereafter. In response to AB 939, the ReGen Monterey, of which the City of Seaside is a member agency, opened the Materials Recovery Facility (WRF) in April 1996. The MRF diverts 50% of the incoming mixed waste through reuse and recycling. Furthermore, AB 341 of 2011(Chapter 476, Statutes of 2011) sets a statewide goal of 75 percent disposal reduction by the year 2020. In February 2018, the Monterey Regional Waste Management District opened the new MRF 2.0, which allows the facility to recover 75 percent or more of the mixed waste stream arriving from self-haul, commercial, and multi-family sources. Likewise, SB 1383, establishes a statewide target to reduce the disposal of organic waste by 75% by 2025 to reduce methane emissions from organic material in landfills.

Recycling and composting are important steps in reducing the environmental impact of homes and businesses. However, the majority of energy use and carbon emissions from the goods we buy and the food we consume relate to the production, transportation, and selling of these products. A sustainable community continues to invest and support in its waste diversion program, but it also makes smart and sustainable decisions about product purchasing, use, and production of goods and services.

Green Building

Seaside's homes and businesses affect our health and environment by efficiently using energy and water resources, reducing waste and pollution, and protecting health. Green building is the practice of creating and using healthier and more resource-efficient models of construction, renovation, maintenance, and demolition for buildings.

Seaside is required to implement the California Building Code, the latest requirements governing design and construction of buildings to achieve safety and sustainability in new and remodeled development. The California Building Code includes the first-in-the-nation mandatory green building standards, CALGreen. CALGreen is an evolving set of standards that reduce greenhouse emissions from buildings, promote environmentally responsible, cost-effective, healthier places to live and work, and reduce energy and water consumption. CALGreen is updated every four years to respond to the environmental directives of the State, incorporate new technologies and practices, and address new topics. Cities and counties can also exceed the state's required building codes by implementing local ordinances known as reach codes. Reach codes help cities and counties deepen their transition to cleaner energy, reduce pollution and risk of fire, improve air quality, and lower costs.



Seaside e-waste recycling.

Climate Change

Climate is the long-term behavior of the atmosphere – typically represented as averages – for a given time of year. This includes average annual temperature, snowpack, or rainfall. Human emissions of carbon dioxide and other greenhouse gas emissions (greenhouse gases) are important drivers of global climate change, and recent changes across the climate system are unprecedented. Greenhouse gases trap heat in the atmosphere, resulting in warming over time. This atmospheric warming leads to other changes in the earth systems, including changing patterns of rainfall and snow, melting of glaciers and ice, and warming of oceans. Human-induced climate change is already affecting many weather and climate extremes in every region across the globe. Evidence of observed changes include heatwaves, heavy precipitation, droughts, and hurricanes.

Likewise, California and Seaside are already experiencing the effects of a changing climate. Both gradual climate change (e.g., sea level rise) and climate hazard events (e.g., extreme heat days) expose people, infrastructure, buildings and properties, and ecosystems to a wide

range of stress-inducing and hazardous situations. These hazards and their impacts disproportionately affect the most sensitive populations in the city, including children and elderly adults, low-income populations, renters, and immigrants, among others. As Seaside plans and implements their response to climate change, an opportunity exists to create stronger, more equitable and sustainable communities for everyone.

Seaside can incorporate two approaches to address climate change: it can reduce the impacts of climate change through policies and programs that lower greenhouse gas emissions (mitigation measures), and it can take steps to address the impacts of climate change by preparing infrastructure, people, and ecosystems to adapt to change (adaptation or resilience measures). Many greenhouse gas reduction and adaptation measures overlap. These include measures, such as urban forestry and energy efficient programs, reducing emissions and making Seaside more resilient to changing climate conditions. Potential climate impacts, vulnerabilities, and adaptation measures are included in the Safety Element.

Figure 42: Climate Change Mitigation and Adaptation

Mitigation

Actions that are taken to reduce and curb greenhouse gas emissions



Adaptation

Actions to reduce vulnerability to the effects of climate change



Greenhouse Gas Emissions (Mitigation)

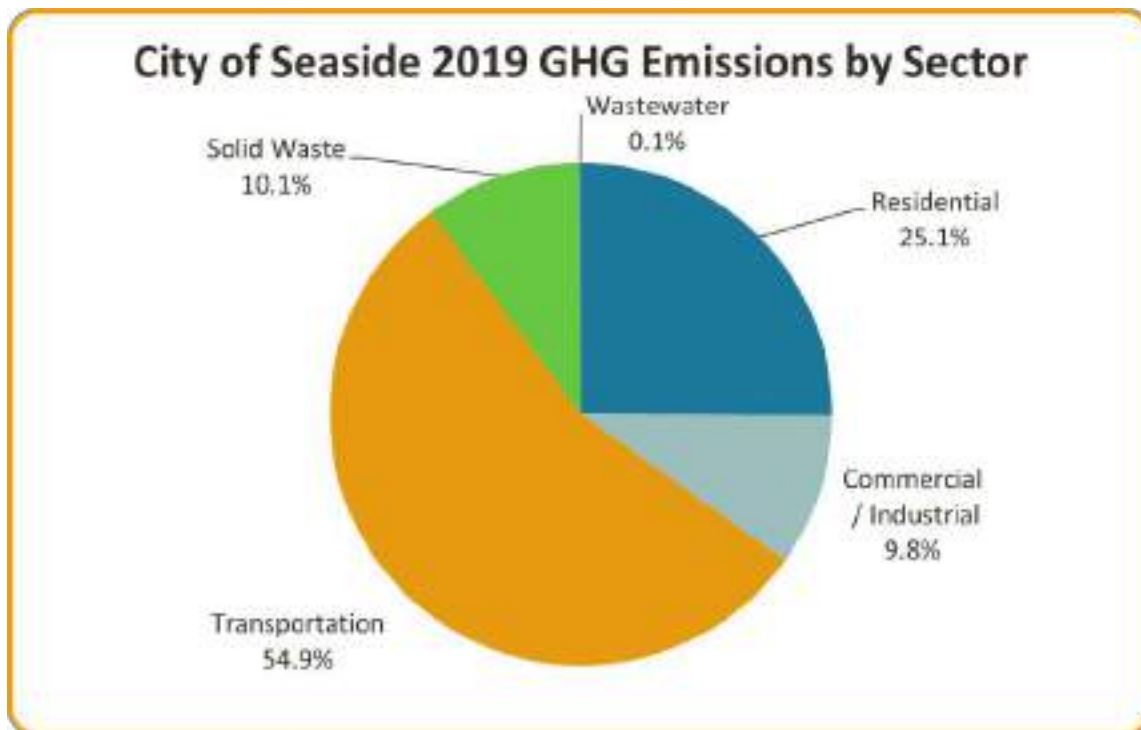
The Seaside greenhouse gas emissions inventory provides a snapshot of emissions for 2005, 2010, 2015, 2018, and 2019 to quantify the main sources of emissions from municipal operations and the community as a whole. The purpose of the inventory is to::

- Identify and understand the sources and quantities of emissions within a local government's jurisdictional boundary;
- Create an emissions baseline that can be used by the City to measure progress towards emissions reductions targets;
- Understand the trend in greenhouse gas emissions over time;
- Use the baseline to prioritize and evaluate potential government actions; and
- Make informed policy decisions related to greenhouse gas emissions reduction.

In 2019, total greenhouse gas emissions in Seaside were approximately 80,000 metric tons of CO₂ (MTCO₂). On a per person basis, this is approximately 2.4 MTCO₂ per Seaside resident. These emissions account for direct emissions from the on-site combustion of fuels and the combustion of fuel in vehicles, indirect emissions associated with electricity consumption, and emissions from solid waste generated and water consumed by Seaside. Figure 43 shows the greenhouse gas emissions by sector.

Since 2005, Seaside's greenhouse emissions decreased by 22 percent as shown in Figure 44. Lower electricity and natural gas usage, in addition to PG&E efforts to increase renewable energy generation and the launch of Central Coast Community Energy, reduced residential emissions by 44 percent and commercial emissions by 57 percent. Transportation emissions increased 14 percent. Solid waste emissions decreased by 22 percent. These reductions chart Seaside on course to reduce emissions.

Figure 43: Greenhouse Gas Emission Sources



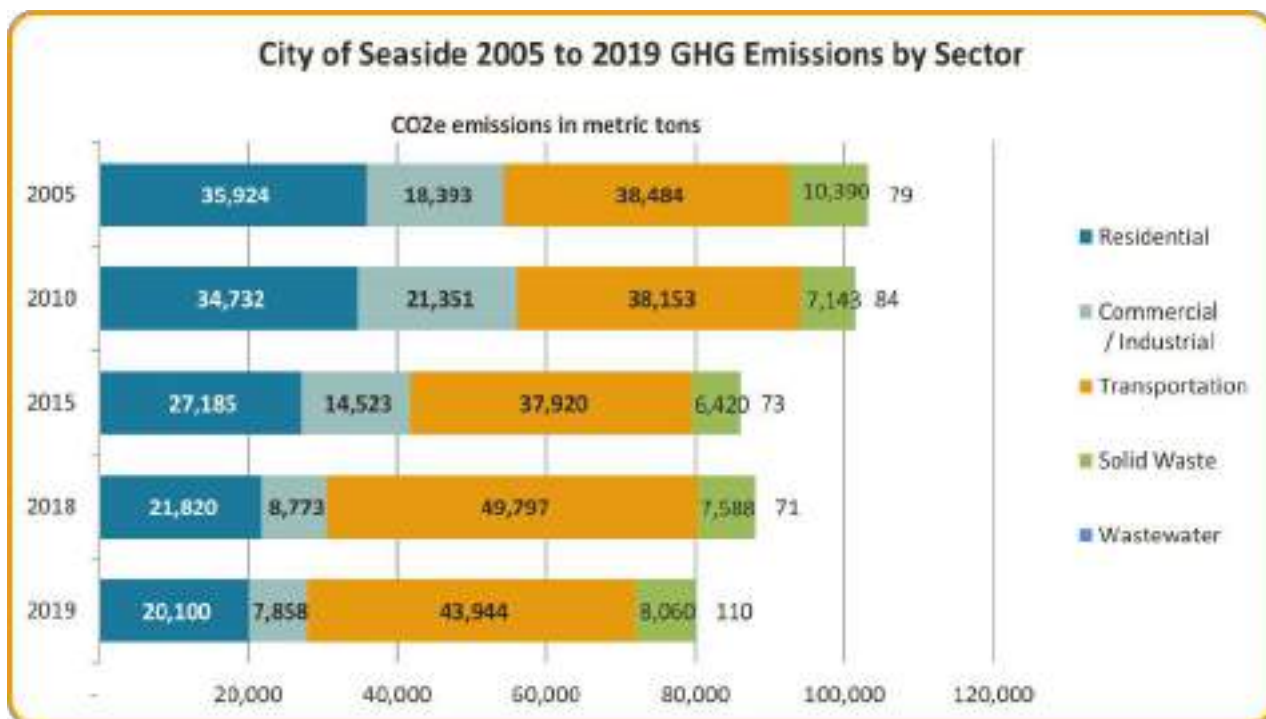
Source: AMBAG Energy Watch

Cities play an important role in reducing greenhouse gas emissions. Cities regulate many activities that contribute to greenhouse gas emissions, including land use and transportation planning, implementation of building codes, and control of municipal operations. Seaside can take numerous steps to reduce greenhouse gas emissions including:

- Lowering vehicle miles traveled;
- Increasing the amount of renewable energy used;
- Reducing energy and water uses in buildings, street lights, and parks; and
- Capturing carbon dioxide in natural and urban forests.

While responding to the impacts resulting from climate change may be the primary reason to reduce greenhouse gas emissions, Seaside businesses and residents can realize co-benefits from mitigation strategies, such as better health outcomes, lower energy costs, improved access to transportation options, and better resource efficiency.⁴⁶

Figure 44: Total Greenhouse Gas Emissions 2005–2019



Source: AMBAG Energy Watch

Goals and Policies

Goal HSC-1: A City that supports health equity for all residents by promoting access to affordable, quality health care, mental health care, and social services.

Intent: To promote community health programs and services, including access to medical care and social and economic opportunities. To achieve this, the City will collaborate with Monterey County agencies, the Monterey Peninsula Unified School District, and community-based organizations to improve health outcomes by expanding and leveraging resources, capacity, and programs that promote health equity.

Policies:

- **Health equity.** Encourage programs and practices that aim to reduce health inequities. Partner with public and private health partners to work towards ensuring a healthy and sustainable lifestyle for all Seaside residents and workers.
- **Health in All Policies approach.** Integrate a Health in All Policies approach to governance that aligns with County initiatives, policies, and strategies.
- **Partnerships for health.** Support partnerships with local health service providers, the County Public Health Department, schools, and other community-based organizations to promote health, wellness, and preventative care through comprehensive, holistic, and well-integrated programing.
- **City actions and programs.** Promote and address the health and wellness of the public through the City's actions, policies, programs and publications.
- **Educational materials about health.** Provide information about health, including nutrition programs, health care facilities, and wellness, through City-sponsored events, publications and activities. Coordinate with the Monterey County Health Department to support educational awareness.
- **Culturally-sensitive services.** Encourage health care providers to provide culturally-sensitive health care services (e.g., multi-lingual providers).
- **Regulatory incentives.** Allow the City to provide financial and regulatory incentives for low cost medical clinics and doctor's offices to locate in Seaside.
- **Flexible spaces.** Promote the flexible use of community centers, libraries, and schools to provide important health services to Seaside residents. Consider novel health care alternatives, like pop-up vaccinations or pop-up health screenings and mobile health clinics.
- **Regional presence as sustainability partner.** Play an active role in AMBAG and the development and implementation of the Sustainable Communities Strategy. Encourage land use patterns that encourage walking, conserve land, energy, and water resources, support active transportation, reduce vehicle trips, and improve air quality.
- **Behavior health.** Promote behavioral health services, including those targeted towards families and children, through land use and zoning regulations, partnerships for health, and provision of educational material materials.

Goal HSC-2: Neighborhoods designed to encourage a healthy lifestyle for people of all ages, abilities, income levels, and cultural backgrounds.

Intent: To design neighborhoods in Seaside that have positive impacts on the health and the well-being of residents in the near and long term. To achieve this, the City will integrate and promote health as part of planning and designing the built environment.

Policies:

- **Neighborhood design.** Design neighborhoods to promote pedestrian and bicycle activity as alternatives to driving. This policy is implemented through the Land Use and Community Design Element.
- **Active transportation.** Prioritize transportation system improvements that encourage walking, biking and transit use in the areas with the highest need. This policy is implemented through the Mobility Element.
- **Vision zero.** Strive for a safe transportation system that eliminates traffic-related fatalities and reduces non-fatal injury collisions. This policy is implemented through the Mobility Element.
- **Housing options and affordability.** Promote development of a variety of housing types that meet the needs of residents of all income levels. This policy is implemented through the Housing Element.
- **Park access.** Increase access to existing and proposed parks and open spaces throughout historic Seaside neighborhoods and former Fort Ord lands. This policy is implemented through the Parks, Open Space, and Conservation Element.
- **Social connectedness.** Design neighborhoods to facilitate social connectedness, siting parks and other public spaces, and placemaking activities in central, easily-accessible locations. This policy is implemented through the Land Use and Community Design Element.
- **Childcare services.** Encourage the development of a range of child care facilities that support voucher-based child care, including family day care homes and public and private childcare centers in order to fulfill the variety of childcare needs of Seaside families. This policy is implemented through the Goal HSC-11
- **Health equity.** Encourage programs and practices that aim to reduce health inequities. Partner with public and private health partners to work towards ensuring a healthy and sustainable lifestyle, including access to healthy food, for all Seaside residents and workers.
- **Coordination with regional agencies.** Integrate a Health in All Policies approach to governance that aligns with County initiatives, policies, and strategies.
- **Health-promoting uses.** Prioritize health-promoting uses in new development including neighborhood markets, grocery stores, medical centers, pharmacies, parks, gyms, and community gardens.

Goal HSC-3: Healthy and affordable food available to all residents.

Intent: To provide access to affordable and healthy food at grocery stores, produce markets, community gardens, and farmers' markets. To achieve this, the City will support easy access to healthy and affordable food, promote regional food, and support local food enterprises.

Policies:

- **Healthy food.** Ensure convenient access to affordable, fresh produce in all neighborhoods, including grocery stores, farmers' markets, and community gardens, particularly in underserved areas of Seaside.
- **Community gardens.** Support the use of public and private vacant lots, private development, and public facilities for growing food for personal consumption and enhancing social cohesion, as feasible or appropriate.
- **Urban agriculture.** Encourage residents to grow food (fruits and vegetables) and raise chickens and bees so long as there are not significant negative impacts to local adjacent property owners
- **Local food production.** Encourage local food production and distribution from regional sources in Monterey County to reduce the distance food travels and pollution associated with transporting food.
- **Farmers' market.** Explore opportunities to encourage a regular weekly certified farmers' market in Seaside.
- **Food procurement.** Encourage healthy food and nutrition choices at City facilities and City-sponsored events.
- **Youth food programs.** Work with the Monterey Peninsula Unified School District and other Seaside schools to create or implement educational programs for kids about healthy eating, such as edible school yards and healthy cooking classes.
- **Liquor stores.** Be cognizant of and discourage potential concentrations (e.g. multiple stores on the same block or intersection) of liquor stores and corner stores that sell liquor.
- **Food Insecurity.** Educate residents about eligibility requirements for government nutrition programs, such as WIC and CalFresh.
- **Food businesses.** Encourage and promote innovative food microenterprises in Seaside and create economic development opportunities for entrepreneurs.



Example of a community garden.

Goal HSC-4: Neighborhoods that enhance the safety and welfare of all residents, employers, and tourists in the City of Seaside.

Intent: To promote safe, clean, and attractive healthy communities with active neighborhoods, parks, and streets supported by good environmental design. To achieve this, the City will promote programs, partnerships, and community design to improve community safety and minimize pollution burden. Additional public safety policies are included in the Safety Element.

Policies:

- **Community relations.** Continue to foster positive, peaceful, mutually-supportive relationships between Seaside residents and the police.
- **Community and recreational programs.** Encourage the development and operation of community and recreational facilities, programs, internships and block-party neighborhood events as pre-emptive strategies to reduce youth-related crime and to serve all phases of life (e.g., children, families, senior citizens)
- **Regional public safety partnerships.** Encourage regional partnerships that support the coordination of public safety awareness and crime prevention in the community.
- **Lighting.** Improve lighting and nighttime security across all City neighborhoods.
- **Protect sensitive receptor uses.** Discourage development of sensitive land uses – defined as schools, hospitals, residences, and elder and childcare facilities – near air pollution sources – including freeways and polluting industrial sites. In the case of communities (e.g., census tract 140.00) currently residing next to polluting sites such as hazardous and solid waste facilities, regularly ensure the cleaning of these sites to reduce exposure associated with increased health risks.
- **Cleanup of hazardous sites.** Seek funding opportunities for the cleanup, maintenance, and redevelopment of contaminated hazardous sites.
- **Housing rehabilitation.** In partnership with the Monterey County Public Health Department, reduce and remove common home pollutants such as lead, asbestos, mold, and pests, especially in older multifamily buildings where families with children live, by modernizing and maintaining these units.
- **Recreational facilities.** Encourage the location of recreational centers in areas not subject to environmental hazards and in areas where they are easily accessible by public transportation.

Goal HSC-5: A community that actively participates and engages in decision-making processes.

Intent: To support effective public engagement, build trust, and make better planning decisions. To achieve this, the City will need to consider innovative approaches to neighborhood-scale planning efforts alongside opportunities for collaboration across the region.

Policies:

- **Opportunities for public engagement in local decision-making.** Encourage diverse methods of community outreach that promote public participation across all segments of Seaside's diverse communities. Engagement should meet people where they already are such as at businesses, churches, community events and other public spaces. Outreach and engagement should also be conducted in the native language spoken in these communities.
- **Area plans.** During area planning processes, encourage continuous participation by those who will be affected by the plan, including residents, property owners, and businesses, as well as the general public and interested groups.
- **Community leadership at the neighborhood-scale.** Encourage the development of neighborhood leadership to facilitate effective resident participation in the community.
- **Adaptable planning spaces.** Incorporate innovative planning meeting formats, including pop-up demonstrations, neighborhood town halls, walking tours, etc.
- **Equitable development.** Develop land use strategies that promote a healthy, vibrant, and inclusive community. Ensure that all members of the community can participate in and benefit from land decisions in their communities.

Goal HSC-6: High-quality educational and expanded workforce opportunities for all Seaside residents.

Intent: To expand access to educational opportunities and career and vocational training that can increase economic opportunity for all residents and strengthen the regional economy. To achieve this, the City will focus on making training and educational resources available to the most disadvantaged residents, improving health outcomes and reducing inequities for Seaside residents.

Policies:

- **Enrichment programs.** Promote free or low-cost child and family enrichment programs and afterschool supplemental education programs.
- **Job training and placement.** Promote job training and placement in industries responsive to future economic trends and the City's economic goals, such as "green" industries focused on alternative energy technologies, applied robotics, ag-tech, advanced manufacturing, computer hardware, software, and data services, telecommunications, scientific research and cannabis research and testing.
- **Regional coordination for workforce training and development.** Work with regional partners to support job training and workforce development.
- **Early Childhood Education.** Support a high quality, universal system of early childhood education, especially in low income communities.
- **Youth training and employment.** Support participation in youth training and employment programs as a strategy to improve educational attainment and generate professional aspirations.
- **College pathways for disadvantaged students.** Work with CSUMB as well as other colleges and universities, and regional partners to expand the number of disadvantaged students from Seaside that attend and graduate from 2-year and 4-year colleges. Strive to create incentives for city residents to attend CSUMB.
- **Town-gown partnerships.** Maintain strong "town-gown" relationships with regional institutes of higher learning, including CSUMB, UCSC, Monterey College of Law, Panetta Institute of Public Policy, Middlebury Institute of International Studies, Naval Postgraduate School, and others, and collaborate on potential expansion as appropriate.
- **Regional institutes of higher learning student retention.** Promote efforts to retain students from regional institutes of higher learning as permanent Seaside residents and members of the local workforce after graduation.
- **Regional education coordination.** Coordinate with local and regional educational institutions, including the Monterey Peninsula Unified School District, Monterey Peninsula College, CSUMB, and Middlebury Institute of International Studies, to provide community services and programming that promote educational opportunities.
- **County partnership.** Partner with the network of Monterey County Free Libraries to promote educational programs that teach children, teens, and adults with low literacy to improve reading skills, improve English conversational skills, and homework support.
- **University library access.** Coordinate with CSUMB, MPC and MIIS to offset demand for local libraries and encourage public access to university library resources.
- **Adult education.** Support the creation of adult education and training programs, including English language classes, vocational training, and financial literacy programs that empower residents to save, budget, build credit, and explore investment opportunities.

Goal HSC-7: Citywide greenhouse gas emissions that meet State reduction targets.

Intent: To meet greenhouse gas reduction targets set by the State. To achieve this, the City will quantify total emissions produced by Seaside and formalize strategies emissions in a Climate Action Plan for reducing greenhouse gas emissions.

Policies:

- **Reduction targets.** Establish greenhouse gas emission reduction targets in line with those of the State that call for reducing greenhouse gas emissions as follows:
 - 40 percent below 1990 levels by 2030
 - Carbon neutrality by 2045
- **Reduction measures.** Implement greenhouse gas reduction measures to achieve greenhouse gas reduction targets through the development of a Climate Action Plan or similar.
- **Monitor emissions.** Monitor and report greenhouse gas emissions so that reductions can be tracked in a transparent, consistent, and accurate manner.
- **Reduction programs.** Use the emissions inventory and monitoring tools to identify, prioritize, and update programs that effectively contribute to greenhouse gas reductions.
- **Municipal emissions.** Prioritize municipal policies and programs that reduce the City's carbon footprint, such as purchasing alternative fuel vehicles, pursuing solar installation, implementing green purchasing, and retrofitting existing buildings.
- **Green jobs.** Promote greenhouse gas reduction measures that support local job training and placement in green industries focused on environmental sustainability, renewable energy, renewable-related technologies, and bioremediation.
- **Sustainable Communities Strategy.** Collaborate with regional and State partners to implement the Sustainable Communities Strategy to reduce greenhouse gas emissions, balance jobs and housing, and develop transportation systems that support all modes of circulation.

Goal HSC-8: Buildings and landscapes that promote water conservation, efficiency, and the increased use of recycled water.

Intent: To address water supply limitations that significantly affect development opportunities in the city and that have the potential to create water shortages for existing customers. To achieve this, the City will reduce potable water used by buildings and landscapes in Seaside, focusing on water conservation, water efficiency, and recycled water use. Additional water policies are included in the Community Facilities and Infrastructure Element.

Policies:

- **Partnerships.** Partner with the Marina Coast Water District, California-American Water, Pure Water Monterey, and the Seaside Municipal Water System to promote and implement water conservation measures, leak detection, and water efficient fixtures.
- **Outreach programs.** Perform outreach efforts to residential and commercial owners to increase awareness of existing water efficiency incentive programs through the City's website and other media methods.
- **Funding sources.** Continue to support and implement third-party programs and financing sources, such as the PACE program, to improve energy and water efficiency of existing buildings.
- **Reduced water use.** When feasible, augment regional conservation programs with City resources to encourage reduced water use in homes and businesses.
- **Recycled water distribution.** Continue to expand the recycled water supply and distribution facilities in the city.
- **Water innovation.** Encourage innovative water recycling techniques such as rainwater capture, use of cisterns, and installation of greywater systems.
- **Conservation design requirements.** Continuously update and improve water conservation and landscaping requirements for new development.
- **Education.** Promote education on policies and practices to encourage residents and businesses to conserve water.



Example of recycled water used for outdoor irrigation.



MCWD at Park-ing Day.

Goal HSC-9: Energy efficient buildings that use energy from renewable sources.

Intent: To improve energy efficiency and encourage renewable energy that will lower greenhouse gas emissions, support green job creation, and create a more resilient community. To achieve this, the City will improve community-wide access to renewable energy in a way that meets community needs while positioning the community for a sustainable energy future.

Policies:

- **Net zero buildings.** Explore a requirement for all new residential buildings to use net zero energy by 2030 and all new commercial buildings by 2040, consistent with State goals.
- **Energy efficiency education.** Increase educational and outreach efforts to residential, commercial, and institutional building owners to increase awareness of PG&E, EnergyWatch, and Central Coast Community Power programs, rebates, and incentives and to improve energy efficiency.
- **Funding sources.** Support and implement third-party programs and financing sources, such as a PACE program and CalSolar, to improve energy and water efficiency of existing buildings and to generate renewable energy locally.
- **Efficiency upgrades.** Promote energy efficiency upgrades, such as weatherization and lighting retrofits for qualified households.
- **Renewable energy.** Encourage the installation of renewable energy generation sources in the design and development of new development to reduce energy costs and support resource conservation.
- **Dark Sky.** Partner with PG&E to retrofit streetlights with LEDs that comply with Dark Sky standards.
- **Central Coast Community Power.** Continue to participate as a member of Central Coast Community Power to provide cleaner and more cost-effective electricity to Seaside residents and businesses.
- **Audits and upgrades.** Partner with local residential and business associations to require energy disclosure, audits, and/or upgrades at time of sale of residential and commercial properties.

GOAL HSC-10: A City that supports programs and partnerships that address the diverse child care needs of its community.

Intent: To increase the number and distribution of childcare facilities throughout the City. To achieve this, the City will continue to support and integrate child care programs in the City and work with local partners to improve child care access.

Policies:

- **Childcare facilities.** Encourage the development of a range of childcare facilities including family day care homes and public and private childcare centers to fulfill the needs of Seaside residents and employees.
- **Childcare integration.** Coordinate and integrate childcare programs with housing and social programs, wherever feasible.
- **Childcare siting.** Consider siting childcare facilities as part of the redevelopment of downtown and in or near major new employment centers with office and R&D jobs, wherever feasible.
- **Childcare availability.** Incorporate childcare into City-sponsored recreation, workshops, and community engagement activities, wherever feasible.
- **Child care services.** Support expansion of affordable and high quality child care options for working parents and those pursuing higher education.

Goal HSC-11: New construction that meets a high-level of environmental performance.

Intent: To ensure that new homes and businesses in Seaside supports healthy environment design. To achieve this, the City will promote efficient use of energy and water resources, reduce waste and pollution, and protect health. Buildings can create healthy living and working conditions and meet a high-level of environmental performance.

Policies:

- **CalGreen.** Ensure future development meets the mandatory elements of CalGreen.
- **Sustainable building practices.** Encourage innovative sustainable building practices when homes are renovated and new buildings are constructed.
- **Red list materials.** Encourage new construction and additions to avoid “Red List” materials and chemicals due to health concerns.
- **Solar-ready buildings.** Require commercial, mixed-use, and multifamily buildings to be solar ready by providing a solar zone and infrastructure such as solar panel standoffs and conduit.
- **Passive solar techniques.** Encourage new development to reduce building energy use by:
 - Maximizing interior daylighting.
 - Using cool exterior siding, roofing, and paving materials with relatively high solar reflectivity to reduce solar heat gain.
 - Planting shade trees on south- and west-facing sides of new buildings to reduce energy loads.
- **Education and training.** Partner with CSUMB and Rancho Cielo to encourage long-term green technology education and training.

Goal HSC-12: A zero-waste program that increases recycling and reduces food scraps and green waste sent to the Regional Waste Management District.

Intent: To ensure the City provides leadership in waste management services to the community. To achieve this, the City will provide quality services to hard to reach populations, including multifamily and commercial buildings, and work to reduce the negative health and environmental impacts of waste, especially for communities in close proximity to these sites. Additional solid waste policies are included in the Community Facilities and Infrastructure Element.

Policies:

- **Commercial and multifamily recycling.** Promote GreenWaste Recovery's recycling programs expanding outreach to commercial and multifamily residences, including programs that convey the lifecycle effects from green purchasing and recycling.
- **Food and green waste.** Work with GreenWaste Recovery to expand green waste programs so they collect food waste and green waste from commercial and residential uses and divert from landfills.
- **Green purchasing.** Promote green purchasing options across all City departments. Consider the lifecycle effects from purchases.
- **Recycled and locally-sourced materials.** Encourage new construction projects to use recycled and locally-sourced building materials in projects.
- **Salvage and recycle construction materials.** Ensure construction demolition achieves the State's 50 percent target for material salvage and recycling of non-hazardous construction materials.
- **Waste containers.** Promote waste reduction, recycling, and composting by making separate containers available in gathering areas of City-owned facilities.
- **Community reuse.** Support community-based programs that promote food sharing, electronics recycling, and the reuse of consumer goods.

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CITY HALL



chapter ten

COMMUNITY FACILITIES + INFRASTRUCTURE

Building safe, strong, and well-maintained community facilities and infrastructure is essential to the functioning of any community. Water, energy, waste, and telecommunications systems support the needs of Seaside's diverse community and ensure a high quality of life for residents, workers, and visitors to the city and foster future investments in the city. These facilities and infrastructure systems must also be adaptable to changes in the city, accounting not only for existing capacity, but also future demand, climate change and sustainable design, and potential funding options.

Topics covered in this chapter include: water, sanitary sewer, storm drainage and flood control, energy, solid waste, city facilities, and schools. This chapter also includes related goals and policies.

Statutory Requirements

The State of California does not require that a city's General Plan include a separate Community Facilities and Infrastructure Element, but does require the topic of facilities and infrastructure to be addressed. State law requires capital facilities be consistent with the General Plan. The Community Facilities and Infrastructure Element provides a set of goals, policies, and implementation actions to maximize urban water management, stormwater systems, recycled water use, and use of public buildings.

Coastal Land Use Plan

The California Coastal Act additionally identifies specific requirements related to infrastructure and water quality. These include identifying current and projected infrastructure capacity based on service improvements that are consistent with the California Coastal Act and Local Coastal Program policies, identifying land use designations and intensities commensurate with the level of available infrastructure (e.g., sewer, water, and road or transit systems, including limiting Highway 1 to two lanes in rural areas), and identifying grading regulations to minimize alterations of natural landforms.

Setting the Scene

Utilities

Utility systems within the City include potable and recycled water, sanitary sewer, storm drainage, natural gas distribution, electric distribution, and a variety of telecommunications systems. This section provides an overview of the City's utility infrastructure and services.

Water

The City coordinated with public water systems, including but not limited to the Seaside Municipal Water System, in preparation of this General Plan and as well as part of the Water Supply Assessment prepared with the EIR for this General Plan.

Water service is provided to Seaside by the California American Water Company (Cal-Am), Marina Coast Water District (MCWD) and Seaside Municipal Water System (SMWS), a City-owned and operated water utility. A portion of the former Fort Ord lands have been annexed to the service area of MCWD, and some have been identified as within MCWD sphere of influence while others have been identified as future study areas.

The City (along with the entire Monterey Peninsula) relies entirely on local water supplies. The historic supplies - the Carmel River, the Seaside Groundwater Basin, and the Salinas Aquifer - are subject to production limitations, which are on a reducing schedule. Development within the city has been stagnant for over a decade, in part on account of these limitations, and there is a potential for these restrictions to create a water shortage for existing customers if new supplies are not developed. SMWS is currently overpumping its water allocation from the Seaside Groundwater Basin. In 2021, SMWS declared a water shortage emergency and issued a moratorium on new meters.

A portfolio of new water sources is under development by Cal-Am, MCWD, Monterey One Water (formerly the Monterey Regional Water Pollution Control Agency) ("M1W) and Monterey Peninsula Water Management District (MPWMD). These include Cal-Am's Pure Water Monterey and Monterey Peninsula Water Supply Project and MCWD's RUWAP recycled water use and desalination plant projects. Until these projects and/or equivalent are implemented, water supply availability will limit the potential for both new development and redevelopment.

In 2022, the City approved the purchase of recycled water from MCWD. Recycled water is planned to be used primarily for irrigation of the Bayonet and Black Horse Golf Courses, parks, and other open spaces and will free up other sources of water for future development at Campus Town, increase opportunities for housing and economic development throughout the city.

The city's land, primarily east of General Jim Moore Boulevard is being used for various water enhancing projects, such as the aquifer water and storage project operated by Monterey Peninsula Water Management District (MPWMD) and Cal-Am. Injection wells operated by M1W as a part of the Pure Water Project, are located the east of General Jim Moore Boulevard.

Sanitary Sewer

Sanitary sewer service outside the limits of the former Fort Ord is provided by the Seaside County Sanitation District (SCSD), 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, sewer service is provided by the Marina Coast Water District.

The City does not own/operate the sewer collection systems within the city. Additional information on the systems can be found in the SCSD and MCWD Sewer Master Plans. Long term improvements (e.g., upsizing sewer lines) to allow development of the former Fort Ord lands are anticipated and will need to be completed in conjunction with the development of former Fort Ord.

Wastewater collected by SCSD and MCWD, as well as from the cities of Monterey, Pacific Grove, and Marina, flows to the Monterey 1 Water (M1W) Interceptor Pipeline. The wastewater is then pumped to and treated at Regional Treatment Plant, located north of the City of Marina. Treatment capacity is not anticipated to be a limiting factor for development/redevelopment within the city.

MCWD has annexed portions of the Ord Community to its service area. SCSD and MCWD are currently in negotiations to establish annexation limits for each District.

Storm Sewer

The City owns and operates a Municipal Separate Storm Sewer System (MS4), which is regulated by a number of federal, state, regional and local rules, permits and regulations, including the Federal Clean Water Act, Stormwater Discharges from Small (Phase II) Municipal Separate Storm Sewer Systems (MS4), Central Coast Regional Permit, City of Seaside Stormwater Master Plan, and City ordinances, among others.

Private “on-site” systems, which are appurtenant to individual parcels, are regulated by the City under its municipal permit. Caltrans, the US Army, and CSU Monterey Bay also own and operate storm drainage systems within the City (independent of the City’s MS4 Permit). The storm drainage systems are summarized in Table 14.

Current and future stormwater management facilities, including retention (infiltration), treatment, and detention facilities operate independently from the storm drain system. In addition to meeting the site’s permit requirements, these on-site systems can also reduce the demand on the city’s storm drain system. These techniques are supported through policies in the General Plan.

Table 14: Storm Drainage Facilities

Owner	Facilities
City of Seaside	- Gutters, storm drains, catch basins, etc. - Infiltration basins and underground chambers - Robert’s Lake and Laguna Grande 90”- dia. Bay Avenue beach outfall - Robert’s Lake Outfall
Caltrans	- Highway drainage facilities 24”- dia. beach outfall
US Army	- Drainage facilities within the POM Annex, including gutters, storm drains, catch basins, etc. within streets retained by the Army 60”-dia. beach outfall
CSU Monterey Bay	On-site storm drainage systems
Various	On-site (private) storm drainage systems

Energy

Seaside's homes and businesses use energy (electricity and natural gas) in building heating and cooling, lighting, and appliance operation. Energy is generated from many different sources across California. Energy used in Seaside comes from various sources, including wind, solar, hydroelectric, nuclear, coal, and natural gas, among others. This energy is then transmitted through energy transmission networks to Seaside's homes and businesses. The main electricity and natural gas provider within Seaside is Pacific Gas & Electric Company (PG&E).

Seaside is a member of Central Coast Community Energy, a regional project to provide electricity to residents and businesses through a Community Choice Energy (CCE) model. CCE enables communities to choose clean-source power, while retaining PG&E's role in maintaining power lines and providing customer service.

Solid Waste

The City of Seaside currently contracts with Green Waste Recovery to collect solid waste, recyclable materials, organics (including yard trimmings and food waste), and construction and demolition debris. Materials from Green Waste Recovery and the general public (i.e. contractors) are delivered to ReGen Monterey formerly known as Monterey Regional Waste Management District's (MRWMD's) Monterey Regional Environmental Park in Marina for sorting, consolidation, and recovery of recyclable materials. Once sorted at ReGen Monterey, source separated recyclables from single-family and multi-family residences, commercial businesses, dumpster service, and City government buildings are taken to the San Jose Materials Recovery Facility (MRF) for single stream clean recycling. The remainder is disposed of at the ReGen Monterey landfill in Marina. In 2019, Seaside disposed of over 28,000 of materials.

Facilities and Services

In addition to utility infrastructure, the City operates a number of facilities throughout the city, provides emergency services, and houses numerous schools and education facilities. Emergency services are addressed in the Safety Element.

City Facilities

The City of Seaside operates a number of facilities throughout the city, including City Hall, City offices, Police Station, Fire Station, Soper Community Center, City Corporation Yard, and Oldemeyer Center. City Hall is located at 440 Harcourt Avenue and is home to the City Council Chambers and many City offices including the Police Station.

The Oldemeyer Center provides a wide range of meeting rooms offering space for organizations and individuals to host events. It also serves as the primary location for recreational services, offering youth, adult, and senior activities and programs in the City.

The City operates the Soper Community Center located at 220 Coe Avenue, which provides an additional location for city-wide events and activities.

In addition to the above, there are other facilities, including the indoor community Patullo swim center and a youth education center in good condition and needing only minor renovations.



Oldemeyer Center.

Schools

Seaside is located within the Monterey Peninsula Unified School District (MPUSD). There are seven public MPUSD schools in Seaside, as shown in Table 15. In addition to the MPUSD public schools, there are six private and charter schools in Seaside.

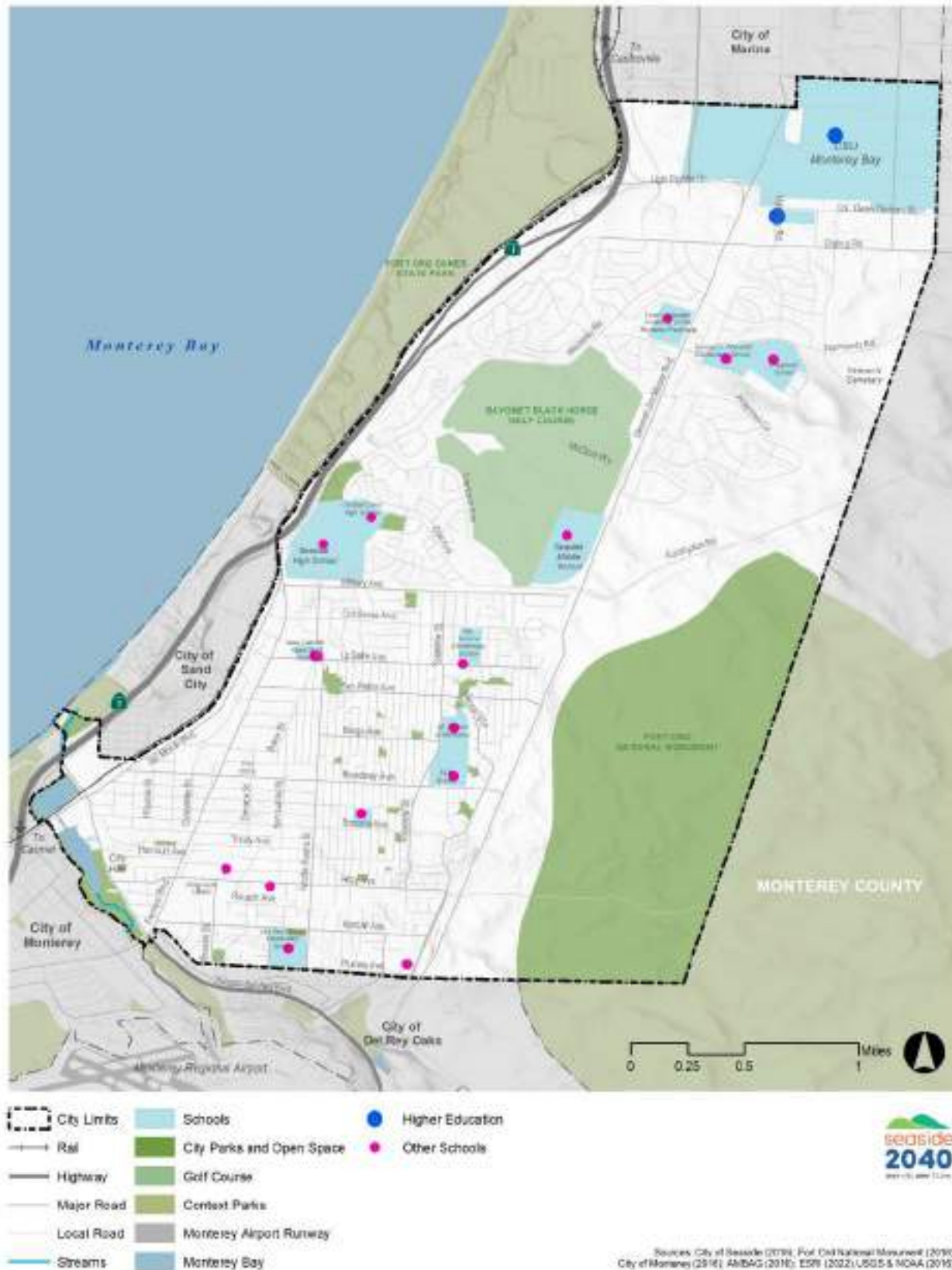
The City is also home to other educational institutions, including California State University - Monterey Bay (CSUMB) and the Monterey College of Law. Monterey Peninsula College, just south of City limits, is located in the City of Monterey.

The City has a joint-use agreement with the Monterey Peninsula Unified School District. The California Civic Center Act and the Community College Civic Center Act provide regulatory guidance in promoting joint use policies and practices for public schools and community colleges.

Table 15: Schools Serving Seaside

	Address	Grades
Public Schools		
Del Rey Woods Elementary School	1281 Plumas Ave	T/K-5
George C. Marshall Elementary School	300 Normandy Rd	K-5
Ord Terrace Elementary School	1755 La Salle Ave	TK-6
Martin Luther King Jr. School of the Arts	1713 Broadway Ave	K-5
Seaside Middle School	999 Coe Ave	6-8
Central Coast High School	200 Coe Ave	9-12
Seaside High School	2200 Noche Buena St	9-12
Private and Charter Schools		
Monterey Bay Christian School	1184 Hilby Ave	K-8
Peninsula Adventist School	1025 Mescal St.	Monterey
Auburn's House Montessori School	1242 Siddall St.	Preschool, K-3
Chartwell School	2511 Numa Watson Rd	K-12
International School of Monterey	1720 Yosemite St	K-8
Dual Language Academy of the Monterey Peninsula	225 Normandy Rd. (Will relocate to 1650 Sonoma Avenue beginning in the 2023-24 school year)	K-8
Preschools		
Cabrillo State Preschool	1295 La Salle Ave	Pre-K
Del Rey Oaks State Preschool	1281 Plumas Ave	Pre-K
Ord Terrace State Preschool	1755 La Salle Ave	Pre-K

Figure 45: Schools and Higher Education



Goals and Policies

Goal CFI-1: City-wide infrastructure to support existing development and future growth.

Intent: To plan new and improved city-wide infrastructure that supports future growth and sustainable infrastructure best practices. To achieve this, the City will consider strategic approaches to mitigate the cost of services and utilities, while meeting the needs of current and future residents.

Policies:

- **Aging infrastructure.** Continue to manage and upgrade the City's aging infrastructure, as funds allow and leverage funds whenever possible.
- **Funding levels.** Explore options available to attain sustainable funding levels for maintaining existing infrastructure in the City.
- **Infrastructure for new development.** Require a plan to provide adequate infrastructure and utility service levels before approving new development.
- **Fair share.** Require that new and existing development pay its fair share of infrastructure and public service costs.
- **Utilities below grade.** To the maximum extent feasible, install infrastructure to facilitate the delivery of all utilities below grade when feasible.
- **Sustainable materials.** Promote the design of infrastructure projects that use sustainable materials and fewer natural resources during construction.
- **Climate change risks.** As feasible, identify the long-term risks from climate change, including changes in flooding, storm intensity, sea level rise, water availability, and wildfire, during infrastructure planning and design to adapt to those changes.
- **Maintenance schedule.** Use a routine maintenance schedule for infrastructure that does not require resident complaints or calls.

Goal CFI-2: A sustainable water supply that supports existing community needs and long-term growth and is prepared for the potential impacts of drought.

Intent: To create a strong framework of policies and practices that encourage sustainable water management, accommodate projected growth, prepare for the impacts of drought, and provide benefits beyond the horizon of the General Plan. To achieve this, the City will continue to coordinate with water utilities and regional water supply agencies to seek new water sources and ensure adequate supply for current and future residents and prepare for water supply fluctuations for critical facilities, natural resources, emergency service lines, and vulnerable populations. The City will also continue to work to reduce water use and find alternative sources of potable water to ensure a sustainable water supply.

Policies:

- **Regional coordination.** Continue to work cooperatively with local and regional water utilities, suppliers and agencies to maintain an adequate water supply for existing uses and develop new water supplies for development of the former Fort Ord lands and redevelopment within the city.
- **New water sources.** Aggressively seek new water sources for the Seaside Municipal Water System and other water service areas throughout the City.
- **City review of new development.** Continue to review development proposals to ensure that adequate water supply, treatment, and distribution capacity is available to meet the needs of the proposed development without negatively impacting the existing community.
- **Water conservation.** Continue to actively promote water conservation by City residents and businesses through policies and programs outlined within the Climate Change and Sustainability Element. Provide

disadvantaged communities with guidance and funding to increase water conservation and lessen rate burdens.

- **Recycled water.** Partner with California-American Water Company (CalAm), Marina Coast Water District (MCWD), and Seaside Municipal Water System to develop plans for recycled water use diversifying available water sources and implementing high efficacy water reuse projects to create new local water supply. Continue to promote the use of recycled water for irrigation of parks, golf courses, and public and private landscaped areas in Seaside.
- **Stormwater infiltration.** Continue to promote recharge of drinking water aquifers by stormwater infiltration and implement tracking system.
- **Leakage repairs.** Provide resources through outreach to disadvantaged communities for leakage repairs to reduce water use and bills.
- **Water education.** Launch a water conservation education campaign with multiple language



Stormwater Outfall in Seaside.

offerings targeting low-income households with high utility bill burdens, to highlight water conservation practices.

- **Green infrastructure.** Expand the implementation of drought-tolerant green infrastructure, including landscaping and street trees, in public and private spaces to address the impacts of extended drought, extreme precipitation, and extreme heat

Goal CFI-3: Clean and sustainable groundwater.

Intent: To promote sustainable city practices that alleviate water shortages and ensure access to a clean and sustainable groundwater supply. To achieve this, the City will work with local partners to develop a sustainable regimen of groundwater pumping and recharge and continue to seek new and expanded opportunities to ensure long-term groundwater sustainability.

Policies:

- **Groundwater recharge in new development.** Continue to optimize groundwater recharge from new and redevelopment projects by infiltrating stormwater in accordance with State, regional, and local requirements.
- **Groundwater recharge in City projects.** Seek opportunities to incorporate groundwater recharge elements into City drainage projects and work with other agencies to implement regional groundwater recharge projects.
- **Groundwater credits.** Seek opportunities to quantify groundwater recharge from stormwater infiltration projects and credit it towards the city's potable water allocation and implement a City-wide tracking and allocation system.
- **Groundwater monitoring.** Coordinate with local organizations to ensure the City periodically assesses, monitors, and manages the quality of groundwater to ensure safe water access for all Seaside residents.

Goal CFI-4: Well-maintained water and sewer systems that meets the City's current and future needs.

Intent: To ensure Seaside is provided with access to high-quality utility infrastructure that meets current and future demands. To achieve this, the City will work to maintain a standard of service that meets or exceeds the needs of residents and continually monitors and assesses capacity.

Policies:

- **Level of Service.** Work with utility owners to maintain the existing water and sanitary sewer systems to provide a high level of service to Seaside's neighborhoods.
- **Regional sanitary sewer.** Continue to monitor and coordinate with partners about the MRWPCA treatment plant as new development projects are proposed and treatment capacity needs expand.
- **New development.** Require new development and redevelopment projects to provide adequate water distribution and sewage collection infrastructure.

Goal CFI-5: Safe and environmentally-sustainable stormwater management.

Intent: To ensure that future development and redevelopment complies with best management practices to capture and treat stormwater. To achieve this, the City will work to reduce peak stormwater flow, minimize pollutant and trash migration, and provide flood control, reducing the need to expand the City's existing stormwater system capacity.

Policies:

- **Requirements for new development.** Require new development and redevelopment projects to meet federal, state, regional, and local stormwater requirements, including site design, stormwater treatment, stormwater infiltration, peak flow reduction, and trash capture.
- **Stormwater Utility Fee.** Implement a Stormwater Utility Fee to fund required capital improvement projects.
- **Stormwater capture.** Optimize stormwater capture and treatment through implementation of low-impact design techniques, stormwater treatment and infiltration in open spaces, and implementation of green streets.
- **Flood control.** Require new development and redevelopment projects to provide adequate stormwater infrastructure for flood control.
- **Level of service.** Maintain, improve and expand the City's existing stormwater system to provide a high level of service to Seaside's neighborhoods and commercial corridors.
- **Regional stormwater collaboration.** Collaborate with regional agencies and neighboring jurisdictions to manage stormwater at Laguna Grande and Robert's Lake.
- **Public space design.** Seek opportunities to integrate stormwater facilities into public spaces as architectural design elements. Include informational and educational signs to raise public awareness of water use and water pollution issues.
- **Promote stormwater and watershed environmental education.** Increase public awareness through programs, partnerships, and signage of stormwater and watershed stewardship.

Goal CFI-6: A flexible and effective system that reduces solid waste and waste resources.

Intent: To reduce solid waste sent to the landfill, divert waste to recycling or organics recycling programs, and encourage residents and businesses to reduce consumption of materials that are likely to end up in the landfill. To achieve this, the City will follow sustainable waste management practices to ensure that e-waste and hazardous waste are disposed of properly and will use new technology and innovation to help achieve waste reduction goals.

Policies:

- **Solid waste services.** Continue to coordinate solid waste and organics waste recycling services to Seaside businesses and homes.
- **Waste reduction education.** Promote awareness about responsible waste management practices, including recycling, green waste collection, and composting.
- **Construction demolition.** Require construction demolition to meet or exceed the State's 50 percent targets for material salvage and recycling of non-hazardous construction materials.
- **Separate containers.** Promote waste reduction, recycling, and organics recycling by placing separate containers in all gathering areas of City-owned facilities and sites.
- **E-waste and hazardous waste campaign.** Continue to work with regional agencies to educate residents about available drop-off and/or pickup points for e-waste and hazardous materials and chemicals, to avoid their disposal into the sewer system, waste stream, or open space areas.

Goal CFI-7: City-wide access to high-quality energy utility and telecommunication services.

Intent: To ensure that all residents and businesses have access to affordable, reliable and high-quality energy and telecommunication services that are essential to overall quality of life in Seaside. These services play a vital role in day to day life, from ensuring stable home heating and cooling to communications to the basic infrastructure for aging in place. To achieve this, the City will meet current and future demand for accessible, high-quality, and safe utilities, including supporting the connection needs of new and existing business operations.

Policies:

- **Service levels.** Ensure that adequate utility and telecommunication infrastructure support future development.
- **Public-private broadband partnership.** Actively seek a public-private partnership to provide ultra-high speed fiber optic communications to businesses in Seaside.
- **Underground utilities.** When feasible, place new utilities underground to promote attractive neighborhoods and streetscapes.
- **Safe integration.** Ensure that public utilities facilities and infrastructure are designed to be safe and compatible with adjacent uses. Consider aesthetic design, including well maintained grounds and fencing around substations.
- **Telecommunication facility siting.** Ensure that siting of telecommunication facilities provides efficiency and quality services to emergency response providers in the city.
- **Joint use of power line corridor.** Work with PG&E to encourage joint use of the power line corridor adjacent to General Jim Moore Boulevard.
- **Utility corridor access.** During planning and development of new utility corridors, work with the utilities to permit and facilitate access along utility corridor, co-locating trails, paths, and vista parks in the utility right-of-way.

Goal CFI-8: High-quality community facilities and services that meet the needs and preferences of all residents in the City.

Intent: To provide well-maintained community facilities that meet the needs of current and future residents. To achieve this, the City will work with regional partners, youth, community-based organizations, and others to ensure high-quality services are available.

Policies:

- **Community facility siting.** Provide community facilities and services throughout the City in close proximity to or on accessible transit corridors and priority bikeways. Ensure nearby sidewalks are well-maintained for accessibility.
- **Community services.** Collaborate with a range of community partners (e.g., libraries, community centers, non-profits) to develop high-quality health, environmental, education, and recreation programs and services. Ensure provision of bilingual services to better serve needs of the diverse community.
- **Maintenance.** Ensure well-maintained community facilities that promote civic pride and encourage their use.
- **Public space.** Support the use of public facilities by local artists, students, and cultural groups, including shared space and financial and program support for local organizations.
- **Youth engagement.** Encourage youth to guide planning and programming efforts at community facilities, including libraries, schools, art galleries, parks, and other public spaces.
- **Coordinated service delivery.** Coordinate with City and County offices (e.g., libraries, parks, fire stations, police stations) to deliver public access to library services and community programming at the neighborhood scale.
- **After-school programming.** Partner with local schools, libraries, and community centers to offer safe and accessible after-school programming opportunities that promote community health, wellness, and learning.
- **Childcare.** Coordinate with local agencies to encourage a range of child-care facilities, including in-home childcare, family care, public and private childcare centers, and community centers, where feasible.
- **Public art.** Encourage the use of public art and public art partnerships among City departments, private developers, arts and cultural organizations, schools and community members.
- **Corporate yard improvements.** Consider improvements and/or replacement of the City's corporate yard over time.
- **Childcare support.** Support partnerships with local health service providers, the County Public Health Department, schools, and other community-based organizations to support childcare provides, families, and others who take care of children with playgroups, educational workshops on nutrition, and child development classes through well-integrated programming.



Sidewalk and park clean-up in Seaside.

Goal CFI-9: Access to high-quality education and community services for all residents.

Intent: To continue to expand access to educational opportunities in order to increase economic opportunity for all residents and to strengthen the regional economy. To achieve this, the City will also work with the Monterey Peninsula Unified School District to ensure an adequate number of schools are sited appropriately.

Policies:

- **Adequate schools.** Work with the Monterey Peninsula Unified School District to anticipate potential adjustments in new student enrollment and potential impacts on existing schools. As appropriate, work with the Monterey Peninsula Unified School District to site schools within new residential neighborhoods, such as Seaside East or Campus Town in close proximity to parks, bike paths, and other open space amenities.
- **Redevelopment of school sites.** Should Monterey Peninsula Unified School District close schools within the city, work with the District in evaluating the potential for redevelopment of the school site with workforce housing. Additionally, work with the District in evaluating the potential of adding workforce housing to existing schools.
- **Amenity clustering.** Encourage public and public-private partnerships to cluster development of schools, parks, child care facilities, and community activity centers with a coordinated share of costs and operational responsibilities.
- **Community partnerships.** Promote collaborative and inclusive partnerships with local cultural organizations, music groups, and community members to continue building a strong arts and cultural identity in Seaside.



Seaside High School.



Seaside Preschool Programs.

Goal CFI-10: An integrated and well-planned expansion of CSUMB.

Intent: To work with CSUMB to ensure the planned expansion provides numerous benefits to Seaside and its residents. The expansion of CSUMB can play an important role as a community anchor, providing services in convenient locations, improving opportunities for physical activity, and leveraging opportunities for capital investments.

Policies:

- **CSUMB expansion.** Continue to work with CSUMB to plan for the expansion of the campus in a way that supports the vision for a Campus Town, as described in the Land Use and Community Design Element.
- **Joint-use.** Establish and maintain a joint-use agreement allowing Seaside residents and employees to use park and outdoor recreational facilities.
- **Economic partnership.** Maintain a collaborative relationship with CSUMB, identifying opportunities to collaborate about new R&D, industrial, and makerspaces.
- **Habitat preservation.** Working with CSUMB and City of Marina to minimize the impacts of land uses at the western entrance of the CSUMB campus, support the preservation of open space and sensitive habitat including:
 - Oak woodlands and linkages.
 - An open space buffer between future development and the National Monument.
 - Open space corridors that support natural vegetation communities, scenic vistas, and sensitive habitats.

Goal CFI-11: Leader in technology-driven innovation in government.

Intent: To use data and technology to support better communication with community members and more effective governance. To achieve this, the City will encourage the use of technology to promote government transparency and citizen participation. In doing so, the City will carve out new spaces to strengthen opportunities for civic engagement and to build civic infrastructure.

Policies:

- **Open government through citizen participation.** Encourage an open model of citizen participation, including even greater engagement with social media technology.
- **Track effectiveness of programs and services.** Continue to use data to measure and evaluate Seaside programs and services. Continue to work to improve local government service delivery and ensure access to open data.
- **Educational and training programs at the community level.** Coordinate improved access and opportunities to develop technical skills, including programming workshops, hackathons, etc. in partnership with CSUMB.
- **Improve online offerings to better serve businesses and residents.** Continue to improve City website to offer more services online 24/7. Improve customer facing software interfaces, when feasible, to ensure easier access.

Goal CFI-12: Increase access to affordable broadband for residents and businesses.

Intent: To ensure community members have access to affordable broadband to use for school, work, healthcare, social connections, and other needs. To achieve this, the City will develop a Strategic Plan to consider strategic approaches to bridging the digital divide and meeting the needs of current and future residents.

Policies:

- **Infrastructure.** Explore options to expand broadband infrastructure.
- **Increase literacy.** Develop city programs to increase digital literacy by offering training programs and public education opportunities.
- **Affordability.** Explore the possibility of utilizing the State of California's Middle-Mile Broadband Initiative to expand affordable broadband to residents and businesses
- **Last-mile service.** Explore possibilities to offer last-mile service connecting provider's network and customer's home or business.

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chapter eleven

SAFETY

Potential public safety challenges include earthquakes, fires, and floods that can and may affect the city, as well as the requirements and resources available to respond when a public safety incident or emergency occurs. This Element identifies and outlines proactive measures to minimize public safety challenges to community residents, structures, public facilities, and infrastructure, and to enable the City to expediently and efficiently respond in the event of a public safety challenge.

Topics covered in this chapter include: emergency services, seismic hazards, landslides, erosion, urban and coastal flooding, fire hazards, and hazardous waste. This chapter also includes related goals and policies.

Statutory Requirements

This Safety Element has been prepared to meet state requirements, as defined in Sections 65302(g) of the California Government Code (CGC), California Coastal Act requirements, and the Fort Ord Base Reuse Plan. It contains goals and policies to protect the community from any unreasonable risks associated with the effects of seismic hazards, tsunami, flooding, fires, crime, and hazardous materials. It includes mapping of known seismic and other geologic hazards.

County of Monterey Multi-Jurisdiction Hazard Mitigation Plan

AB 2140 authorizes local jurisdictions to incorporate their local hazard mitigation plan along with their safety element update. Incorporation of the local hazard mitigation plan in the safety element allows the jurisdiction to be considered for part or all of its local-share costs on Public Assistance funding provided by the state through the California Disaster Assistance Act (CDAA).

The City of Seaside is a participating jurisdiction in the County of Monterey Multi-Jurisdiction Hazard Mitigation Plan (MJHMP). This Safety Element integrates the background assessments, modeling assumptions, and key findings of the MJHMP including those outlined in Annex L of the MJHMP which is specific to the City of Seaside. The MJHMP was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's 2013 Local Hazard Mitigation Plan guidance. The MJHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities.

The California Coastal Act requires that the City's Local Coastal Program (LCP) contain specific policies to ensure that new development is sited and designed to minimize risks, ensure stability, and maintain structural integrity. New development should not 1) create or contribute significantly to erosion, or 2) propose the construction of new shoreline protective devices that would substantially alter natural landforms along coastal bluffs and cliffs. This element is consistent with the LCP and contains goals and policies related to the protection of development from coastal hazards, such as tsunamis and coastal flooding.

The Coastal Land Use Plan (a component of the LCP) contains existing policies which address hazards including, geologic, floods, tsunami, seiches, sea level rise, ocean and storm surge, and fire hazards. (Policy NCR-CZ 5.1.B, 5.3.A, 5.3.B, and LUC-CZ 3.4.A.) This includes policies for siting and designing facilities to minimize risks associated with tsunamis and seiches, as well as evacuation routes and signage.

The California Coastal Commission Sea Level Rise Policy Guidance Interpretive Guidelines for Addressing Sea Level Rise in Local Coastal Programs and Coastal Development Permits updated in 2018 directs cities and counties to study sea level rise and its effects on communities and natural resources and identifies recommended strategies to minimize impacts. The Climate Change Vulnerability Assessment (see Appendix B) evaluates the impacts sea level rise could have on Seaside consistent with the California Coastal Commission guidance.

Recent State Legislation

The State of California introduced numerous statutory requirements for safety elements, including the following:

- **Climate Vulnerability Assessment:** SB 379 requires all cities and counties to include climate adaptation and resiliency strategies in the safety elements of their general plans. The City conducted a Climate Change Vulnerability Assessment (CCVA), Appendix B, consistent with Government Code Section 65302(g) as amended by SB 379, which assesses how the populations and assets in Seaside are vulnerable to climate change. This Safety Element of the General

Plan includes adaptation implementation measures in alignment with this legislation.

- **Residential Emergency Evacuation Routes:** SB 99 requires a local government to identify residential developments in hazard areas that do not have at least two emergency routes. A residential evacuation route analysis was conducted as part of this Safety Element update and presented as Figure 53.
- **Evacuation Routes and Locations.** AB 747 and 1409 require all cities and counties to identify evacuation route capacity, safety, and viability under a range of emergency scenarios and evacuation locations. An evacuation study was conducted to evaluate the capacity of the city's transportation system to accommodate evacuation in the event of a hazard and is included as Appendix C to this element.

Certain natural conditions and human activities in Seaside create risk to individuals and properties in the community. Seaside is situated adjacent to the Pacific Ocean along the Monterey Peninsula. As such,

Setting the Scene

geological hazards are present that are associated with soil conditions, erosion, seismic activity, and tsunamis and seiches. Other potential hazards include hazardous materials, climate change, flooding, fires, and crime.

Emergency Services

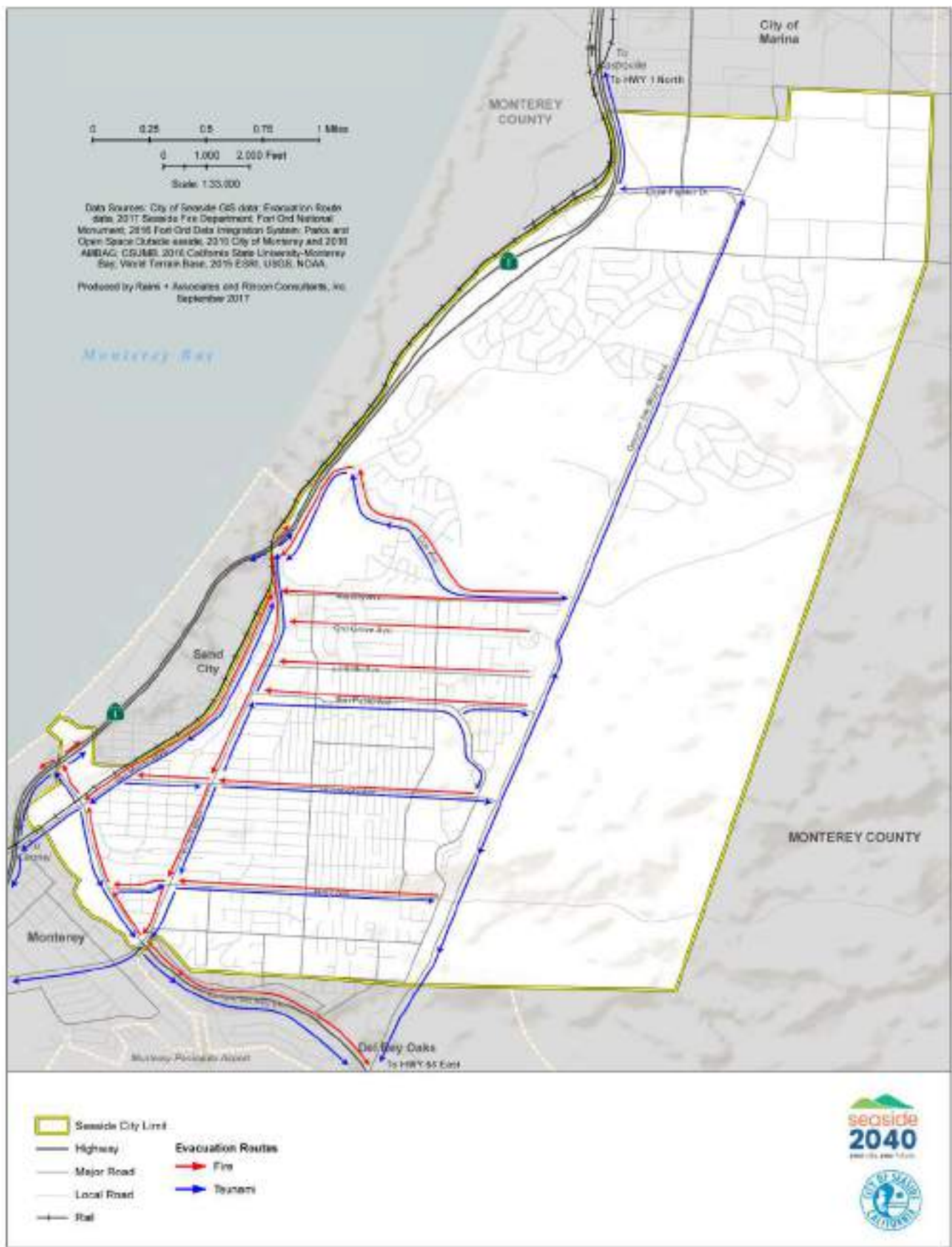
The Police Department currently operates with 51 members, comprised of 40 sworn and 11 non-sworn personnel, responding to more than 46,000 service calls per year. In addition to traditional law enforcement services, the Department participates in regional services that include a tactical special response unit and a violence and illegal narcotics team. The Police Department also supports community partnerships, such as a Police Activities League, Cadet Program, Neighborhood Watch, School Resource Officer program, Youth Resource Center, and Youth Diversion program. Community outreach also includes events, including the Prescription Drug Take Back event, National Night Out, and Heroes for Kids, and opportunities for participation in the Blue Ribbon Task Force.

The city is served by one fire station with a total of 34 full-time shift personnel, with no less than seven personnel on-duty at all times. Personnel include nine firefighters, six engineers, six captains, three division chiefs, one administrative assistant, one fire chief, and nine reserve firefighters. The Seaside Fire Department (SFD) houses five fire engines, a Haz Mat unit for responding to hazardous materials incidents, a medium duty rescue vehicle, and two SUVs. The SFD also participates in both Mutual Aid and Automatic Aid agreements with neighboring fire departments to respond when Seaside units are unavailable due to multiple incident requests. The SFD provides services including all-risk response services, including structural firefighting and wildland fire suppression, basic life support (BLS) level emergency medical care, entrapment/extrication, technical rescue, and hazardous materials response at the technician level, and non-emergency response services, such as public assists, building plan checks, business inspections, and special event permitting. The SFD has an arrival time within 6 minutes and 20 seconds or less, ninety percent of the time for fire and other special operations incidents from time of call received. The response time is within 6 minutes, ninety percent of the time for all other priority incidents. Excluding mutual aid calls, the overall received to arrival response time for priority incidents in the SFD service area for 2019 was 7 minutes, 43 seconds ninety percent of the time.

Evacuation

Figure 46 illustrates the major evacuation routes within Seaside, including SR 1, SR 68, General Jim Moore Boulevard, Canyon Del Ray Boulevard (SR 218), Fremont Boulevard/Fremont Street, Broadway Avenue, Hilby Avenue, Del Monte Boulevard. An evacuation analysis, Appendix C, determined adequate capacity under two scenarios: a wildfire evacuation scenario and a tsunami evacuation scenario. Additionally, there are no residential developments in the City that do not have at least two emergency routes.

Figure 46: Evacuation Routes



Climate Change

Climate change is driven by the human contribution of certain gases, like carbon dioxide and methane, into the atmosphere. These gases, commonly known as greenhouse gases (GHGs) absorb and re-emit solar radiation that has been reflected from the Earth's surface, trapping heat in the atmosphere that would otherwise escape to space. This is known as the greenhouse effect. During the industrial revolution in the 1800's, the amount of GHGs from human activities accumulating in the atmosphere began to increase dramatically and that trend has continued until the current day. According to the Intergovernmental Panel on Climate Change (IPCC), GHG concentrations are now higher than they have been in the past 400,000 years, with carbon dioxide levels increasing from 280 parts per million to 410 parts per million in the last 150 years (IPCC 2021). The increase in atmospheric GHGs is raising average temperatures across the globe, in turn affecting precipitation patterns, frequency of severe storms and droughts, glacier and sea ice melt, ocean temperature and chemistry, and sea levels. Climate change is already and will continue to have myriad adverse impacts on the Earth's natural and built systems, resources, and the human populations that rely on them.

While climate change is a global phenomenon, the effects will vary locally based on the natural and built systems in each place. Generally, climate change is anticipated to amplify existing hazards. Though climate change affects everyone in a community, not all people are impacted equally. For example, disadvantaged communities, people of color, outdoor workers, elderly and very young community members, lower-income populations, and those with chronic health conditions tend to experience increased exposure and/or physiological sensitivity to climate hazards and a reduced capacity to adapt. Local actions can help to mitigate the additional risks associated with climate change and increase community resilience. Cities that begin planning now will have the best options for adapting to climate change.

The impacts of climate change are already being felt in some places, but they are relatively small at this time. However, the longer cities wait, the greater the costs of these impacts. As Seaside begins to plan for and implement their response to climate change, an opportunity exists to create stronger, more equitable communities for everyone. Many of the actions needed to reduce the impacts of climate change will provide

additional benefits to the community, including increased public safety, reduced greenhouse gas emissions, and greater economic stability.⁴⁷

Climate Change Hazards

Climate change presents Seaside with a series of overlapping challenges and opportunities. Climate change is expected to exacerbate existing hazards due to the interactions between temperature and the functioning of weather and other natural systems. Climate change impacts pose an immediate and growing threat to California's economy, environment, and to public health. Cities like Seaside will continue to experience the effects of climate change, including the increased likelihood of droughts, coastal flooding, wildfires, and heatwaves, as well as gradual sea level rise.⁴⁸ The CCVA conducted in support of this Safety Element update identified the climate hazards most likely to impact Seaside, as well as identified the populations and built assets that are at highest risk due to these hazards. A summary of key findings is included below, and the full CCVA is included as Appendix B.

Climate changes may result in significant social, economic, and environmental issues for residents and businesses in Seaside in the long term, including:

Precipitation Variability: Drought and Severe Storms

Climate change is expected to increase the variability in the timing and amount of rainfall leading to both drought and high-precipitation events. The average length of dry spells is projected to increase over time, snowpack in the Sierra is declining over time, and regional groundwater levels are also in decline. With climate change there is an increased likelihood that warm temperatures will coincide with dry spells leading to drought, water-stressed landscapes, and decreased water supplies. In Seaside, the maximum length of dry spells is projected to increase through the end of century from an annual average of 121 days historically, to 136 days. Warmer air holds more moisture, which can lead to severe storms that can drop higher amounts of rain over a short period of time. The average amount of rain in Seaside is not projected to change much from the historical baseline; however, the increased variability in precipitation is likely to result in impacts from drought and severe storms such as water-stressed vegetation, increased wildfire risk, additional risk of stormwater flooding, increased maintenance costs for stormwater infrastructure, and reduced groundwater recharge, among others.

Wildfire

Climate change has already contributed to increased size and intensity of wildfires in California over the last two decades. In Seaside there are several Very High Fire Hazard Severity Zones as designated by CAL FIRE and depicted in Figure 53 below. The geography, terrain, weather patterns and vegetation in Monterey County provide ideal conditions for recurring wildfires and rapid spread. Temperature and dry-spell length increases associated with climate change can lead to vegetative stress and mortality, increasing the fuel load and fuel dryness of wildfire prone landscapes, contributing to the conditions that favor wildfires. Wildfires can create risk of injury, death, or financial hardship if personal property is damaged as well as physical damage to all other assets creating cascading risks for community members when infrastructure is damaged or off-line. Past wildfires in the County have caused damage to critical infrastructure, property, and the environment, and have led to injuries and loss of life. Wildfire smoke locally, or regionally, can create hazardous air quality conditions that impact public health, and can impact sensitive populations. Wildfire will be discussed in further detail in the wildfire section later in this element.

Sea Level Rise and Flooding

The two primary causes of sea level rise are thermal expansion (increase in volume due to heat) of the oceans caused by ocean warming, and loss of land-based ice due to increased melting of glaciers and ice sheets; both impacted by global climate change. Coastal flooding is a temporary condition caused by storms and high tides. In the short term, the primary concern is coastal flooding. However, over the longer-term, sea level rise

will compound the effects of storms and tides on coastal flooding as they will occur over higher sea levels. Rising sea levels will increase the likelihood and intensity of floods, as well as lead to increased coastal and inland flooding, increased tidal inundation, coastal erosion, tsunami inundation, seawater intrusion into groundwater supplies, and worsened storm surge.

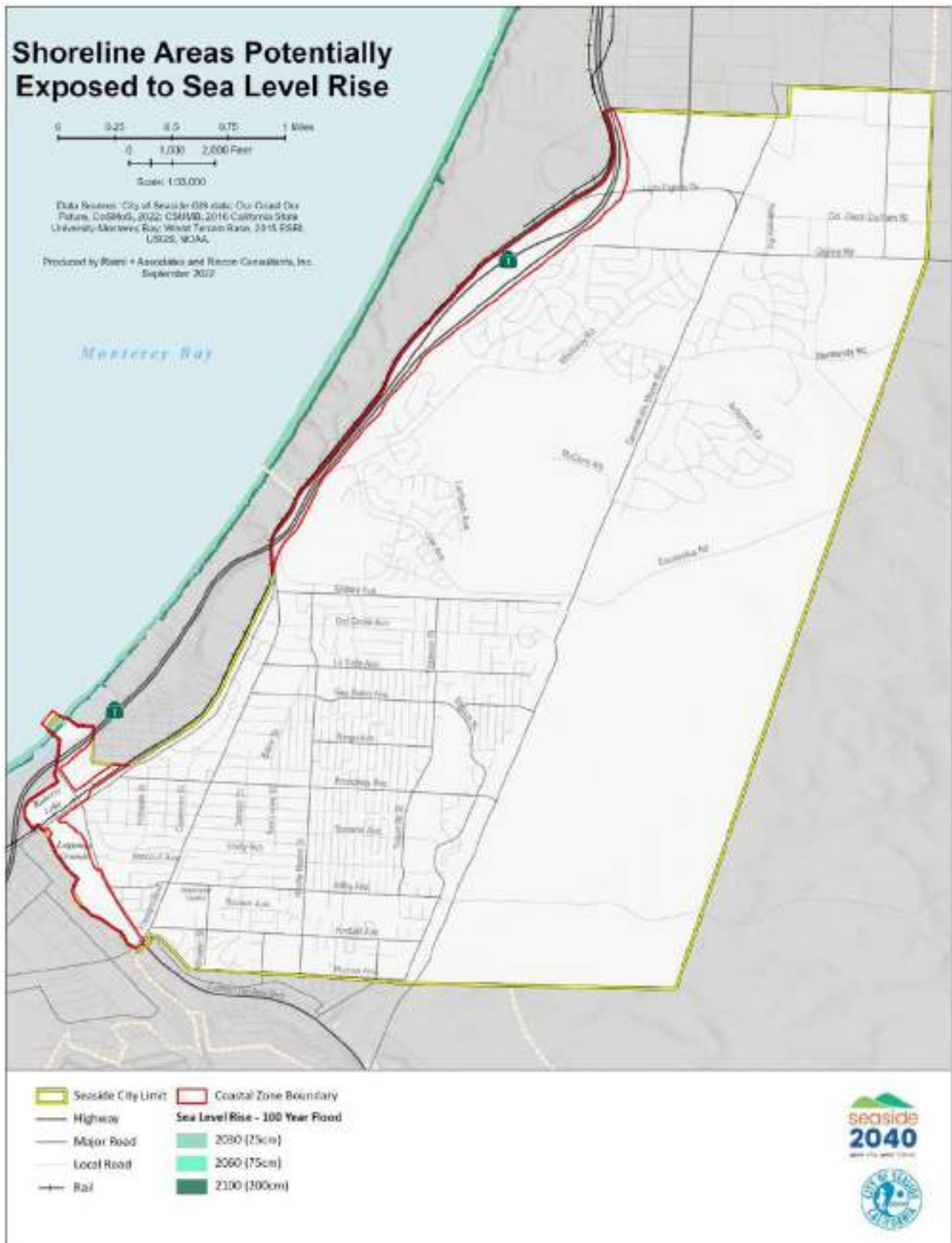
The County of Monterey MJHMP evaluated 1 foot (30 cm) of sea level rise by 2030, 3 feet (91 cm) by 2060, and 7 feet (213 cm) by 2100 based on a medium-high risk aversion probability, which has 0.5-percent or “1 in 200” chance of being exceeded. Figure 47 depicts the sea level rise projections for Seaside, with additional details in Appendix B. Estimates of sea level rise projected in the Monterey Bay are shown in Table 16.

With sea level rise, the shoreline at Seaside State Beach will retreat due to coastal erosion, an increase in frequency and severity of storm surges, and the rising of the mean water level. This erosion will narrow the beach, which can negatively affect beach visitors and local tourism, sensitive ecosystems with potential loss of natural resources, and increase saltwater intrusion into groundwater aquifers. Sea level rise can raise the water table depth increasing flood hazard. Due to sea level rise, Seaside can experience emergent water tables—when the water table rises to at least the land surface, flooding the affected area—along the city’s low-lying areas, especially in areas adjacent to Roberts Lake and Laguna Grande Lake. Areas adjacent to Roberts Lake and Laguna Grande Lake are also the only areas in the city vulnerable to tsunamis. Additionally, these areas are at risk to damage from sea level rise and coastal flooding.

Table 16: Sea Level Rise Projections for the Monterey Bay based on the Monterey Tide Gauge.

SLR Scenario (Expected Time Period)	Sea Level Rise Range (inches)
2030	0.8
2060	2.6
2100	6.9
Source: 2018 Ocean Protection Council Sea Level Rise Guidance	

Figure 47: Regional Faults



Extreme Heat

What is considered extreme heat varies from place to place and is dependent on the average temperature in a location. For Seaside, a maximum temperature of 88.7°F or above is considered extreme heat. Seaside has historically experienced 2 extreme heat days a year and is projected to experience a mid-century total of 5 to 6 extreme heat days and an end-century total of 7 to 13 extreme heat days annually. Increased frequency of extreme heat days can result in increased public health risks of heat related illnesses, particularly to vulnerable populations like older adults, young children, and individuals with underlying chronic diseases. Extreme heat can also worsen symptoms or induce flare ups for existing health issues such as asthma or cardiovascular disease. It is estimated that only about 14% of households in Monterey County have air conditioning. Additionally, those with greater exposure to extreme heat, such as outdoor workers, agricultural workers, or people experiencing homelessness, are more likely to be impacted by heat related illnesses or mortality. With temperatures rising because of climate change, extreme heat events are expected to become more common, and the health and safety impacts of these events are expected to increase.

Seismic Hazards

Seaside is located in an area where numerous seismic hazards are present. Several known faults in the city could lead to fault rupture hazards in the event of an earthquake. Faults in the city considered active or potentially active include:

- Ord Terrace Fault
- Seaside Fault
- Chupines Fault

There are also faults in the surrounding region that could lead to ground shaking in Seaside. These include the following:

- San Andreas Fault
- Monterey Bay / Navy / Tularcitos Fault Zone
- Sylvan, Hatton Canyon, and Berwick Canyon faults
- San Gregorio-Palo Colorado Fault Zone
- King City-Reliz-Rinconada Fault Zone

- Zayante-Vergeles Fault Zone

While the recurrence interval of earthquakes can vary considerably, large earthquakes on the San Andreas occur approximately every 130 years. Figure 48 shows the location of the faults in Seaside and the surrounding regional area.

Ground Shaking

Seaside lies in one of three areas that have the highest susceptibility to ground shaking in Monterey County.⁴⁹ Approximately 93% of the city's resident households and a number of critical facilities, highways, and bridges are located in a high shaking hazard area. Strong ground shaking due to earthquakes can cause soils to compact, resulting in local or regional settlement of the ground surface. This settlement can cause moderate to heavy damage to structures and underground utility lines in Seaside.⁵⁰

The City's earthquake emergency response program is identified in the Local Hazard Mitigation Plan (LHMP), a supplement to the MJHMP.⁵⁴ Actions in the plan include determining the increased risk from specific hazards, including earthquakes, due to their location and other factors. In addition, the LHMP requires that all new construction include the latest earthquake resistant design techniques. Seaside partners with the Monterey Peninsula Regional Emergency Coordination Center to conduct planning activities between agencies, including establishing training and exercises to improve emergency response capabilities; coordinating emergency resources; collaborating regionally and system-wide; and conducting public outreach.⁵¹

Liquefaction

Liquefaction occurs when soil that exists below the water table temporarily loses strength during an earthquake and changes to a near-liquid state. Liquefaction can cause large movements of the ground and damage buildings and buried utilities. As shown in Figure 49, the majority of Seaside has low relative liquefaction susceptibility, with the beach area of the city having moderate susceptibility. The southern portion of Seaside, near Roberts Lake and Laguna Grande Lake, has moderate, high, and/or variable liquefaction risk.⁵²

Figure 48: Regional Faults

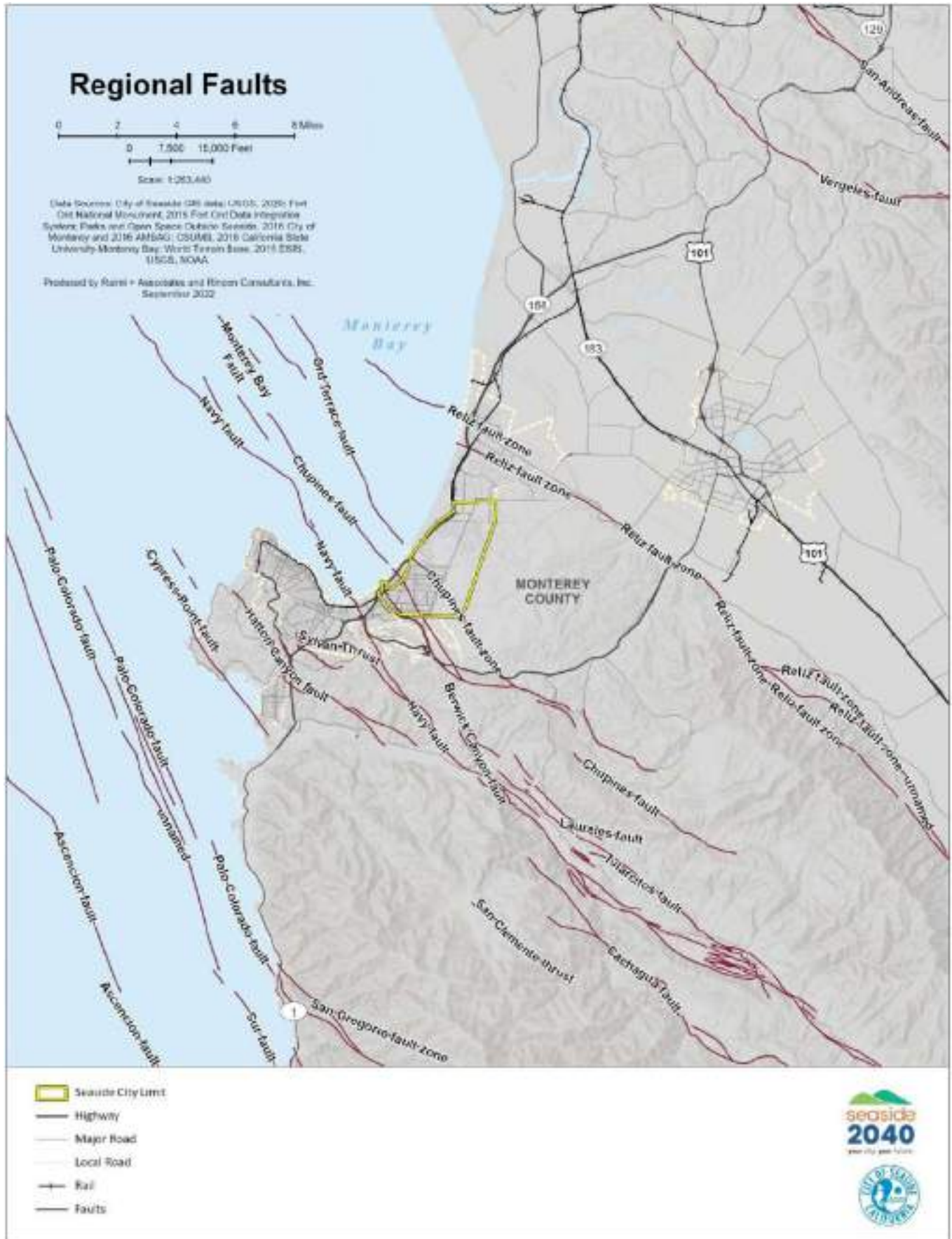


Figure 49: Liquefaction Risks

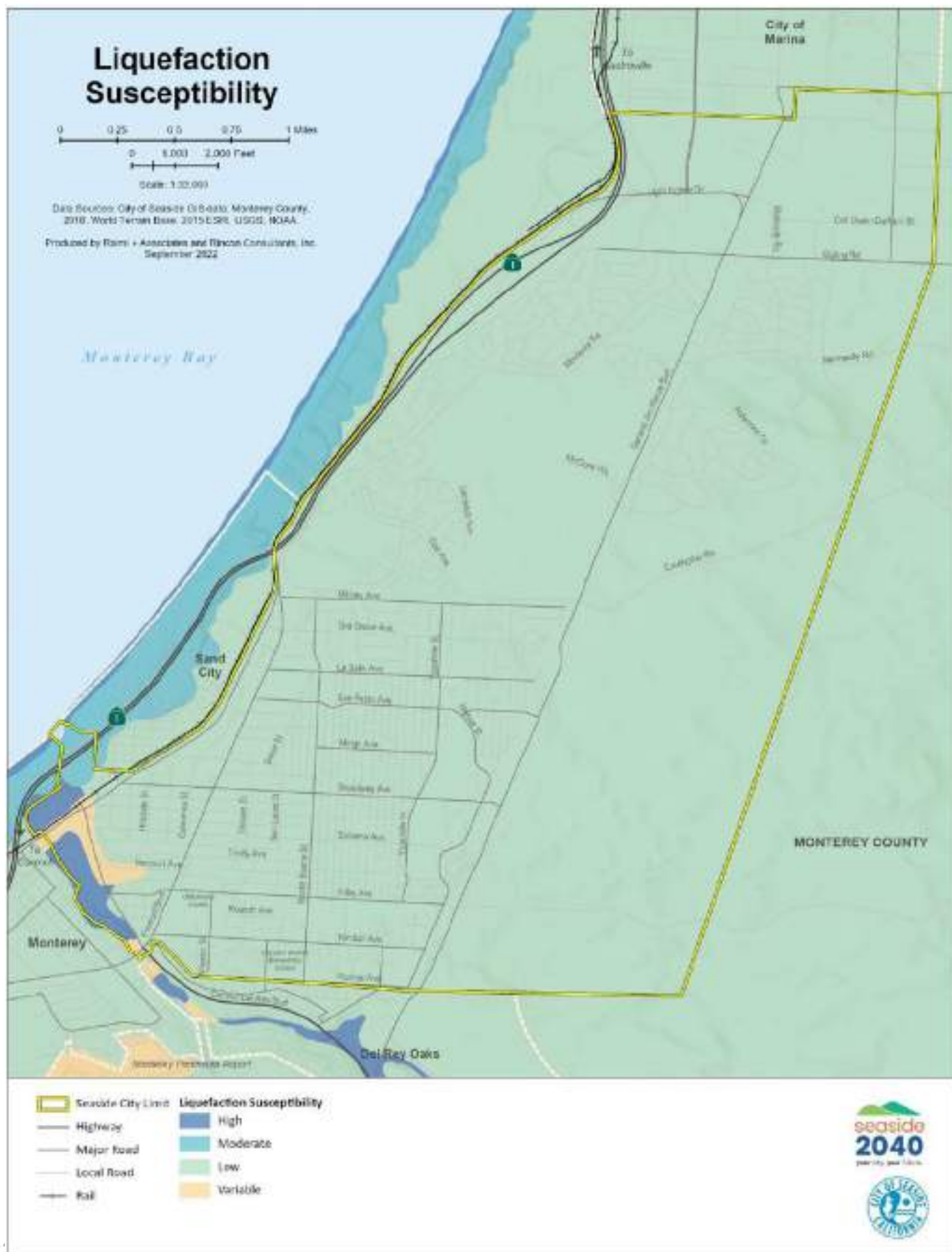


Figure 50: Soil Erosion Hazards



Landslides

Seaside has low susceptibility to landslides and mudslides, as it has minimal hillside areas and lacks steep bluffs. Landslides are common in other areas of Monterey County due to the combination of rapidly uplifting mountains, locally fractured and weak bedrock, and periodically intense rainfall along the coast. However, landslides and surficial slope failure are most likely to occur in areas with a slope greater than 25% (hillside areas) and along steep bluffs.

Land Subsidence

Subsidence is the sinking of the ground surface caused by the compression of soil layers. This compression can be caused by deep-seated settlement of these soil layers, which in turn may be caused by human activities or natural effects such as extraction of groundwater, oil and gas withdrawal, oxidation of organics, and the placement of additional fill over compressible layers. Seismically induced subsidence generally occurs in loose to medium density unconsolidated soils above groundwater. These soil types can compress when subject to seismic shaking, causing subsidence. This subsidence can be exacerbated by increased loading, such as from the construction of structures onsite. Due to the alluvial nature of soils underlying the city, seismically induced subsidence could occur in loose sands mapped within the city, which include Baywood sand, Dune land, Oceano loamy sand, and Rindge muck soil types. However, this hazard can be addressed prior to development through removal and re-compaction of loose soils.

Erosion

The potential for soil erosion hazards is severe in the northern one-third of the city and moderate in the southern two-thirds. Soil erosion hazards are mapped based on climate data, soil, site characteristics, and land management as depicted in Figure 50. Coastal erosion is primarily attributed to sea level rise, wave patterns, and the coastal geography of Monterey Bay. The coastal erosion rate has accelerated in this century from about 1.5 feet per year up to more than seven feet per year. This increase is due to sand mining along the coast, sediment trapping in reservoirs in the Salinas River watershed, and loss of vegetation in the shoreline dunes. All of these factors result in reduced sediment supply along the coast and associated increases in erosion.

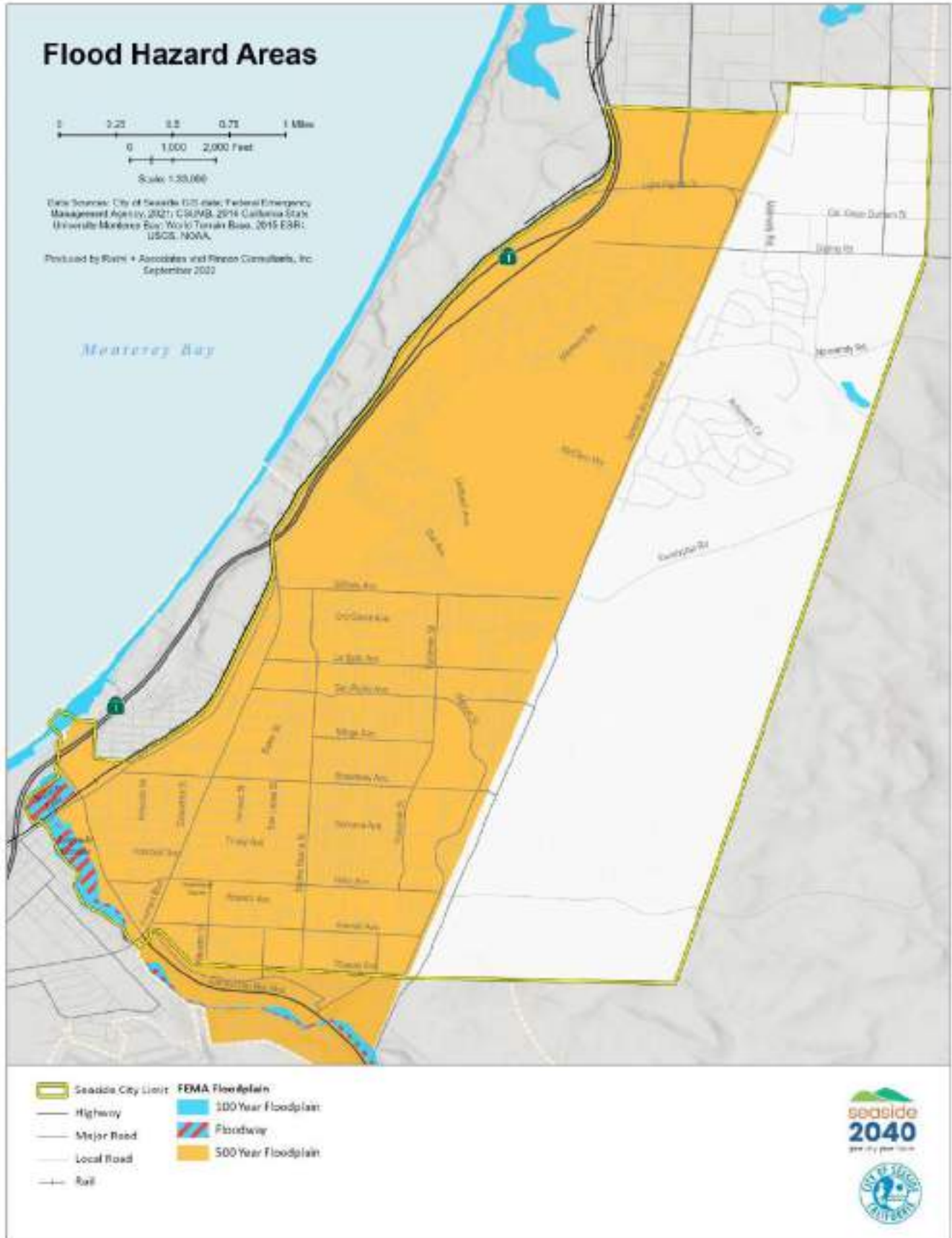
On July 13, 2017, the Coastal Commission approved a settlement agreement to close the Cemex Sand Mining operation in Marina by the end of 2020. The company stopped mining sand in October of 2020, and has until the end of 2023 to remove its sand stockpiles and take actions to restore dune habitat on the property as outlined in the settlement agreement.⁵³ As of February 2022 restoration activities had not yet begun at the site.⁵⁴ Stoppage of sand mining operations is expected to result in lessening of coastal erosion, in alignment with observed decreases in coastal erosion that occurred after the closure of other sand mines in the area in 1989.⁵⁴

Urban and Coastal Flooding

The city is susceptible to flooding, particularly a small coastal area west of Highway 1, and additional areas adjacent to Roberts Lake, Laguna Grande, and associated drainage areas, as illustrated in Figure 51. These areas are subject to a one percent-annual-chance-flood, also referred to as a 100-year flood zone. The rest of the city is in a 500-year flood zone and is subject to a zero point two percent (0.2 percent) chance-flood event.^{56, 57, 58, 59}

The Monterey County Water Resources Agency (MCWRA) aims to protect the community from flooding hazards by providing and maintaining adequate flood control facilities. The City also requires developers to provide flood control systems in new development areas that mitigate potential onsite flooding hazards and avoid increasing flood hazards elsewhere.

Figure 51: Flood Hazards Area



Tsunami and Seiches

Much of Seaside lies approximately 2,000 feet inland from the coastline of the Pacific Ocean; most of the beach and coastline is associated with the Fort Ord Dunes State Park which is outside Seaside city limits. The distance from the city to the coastline should provide some protection from tsunamis, which can impact low-lying areas close to Roberts Lake and Laguna Grande Lake. Figure 52 shows that the areas subject to inundation by tsunamis are limited to a small coastal area west of State Route 1 and additional areas adjacent to Roberts Lake and Laguna Grande, as well as the lakes themselves.

A seiche is a standing wave oscillating in a body of water that is semi-enclosed or fully enclosed, such as bays and lakes. Seiches are typically caused when strong winds and rapid changes in atmospheric pressure, but earthquakes and tsunamis may also cause seiches along ocean shelves and ocean harbors. The severity or magnitude of seiche is limited by the volume of water in the waterbody. Deeper and larger waterbodies contain more water, which in return, can produce taller and more voluminous waves. Roberts Lake and Laguna Grande are both relatively small and shallow waterbodies and would not generate seiches large enough to result in substantial damage. Seiches in Monterey Bay would not be any larger than a potential tsunami, which is discussed above, and would not expose people or structures to significant risk or loss, injury, or death.

The majority of the areas adjacent to Roberts Lake and Laguna Grande are designated as Parks and Open Space in the 2040 General Plan. Other areas within the city mapped as susceptible to tsunami inundation would be designated as Employment. These areas are already developed with similar types of land uses.

Dam Inundation

Seaside is not within an inundation zone in the event of a dam or levee failure.

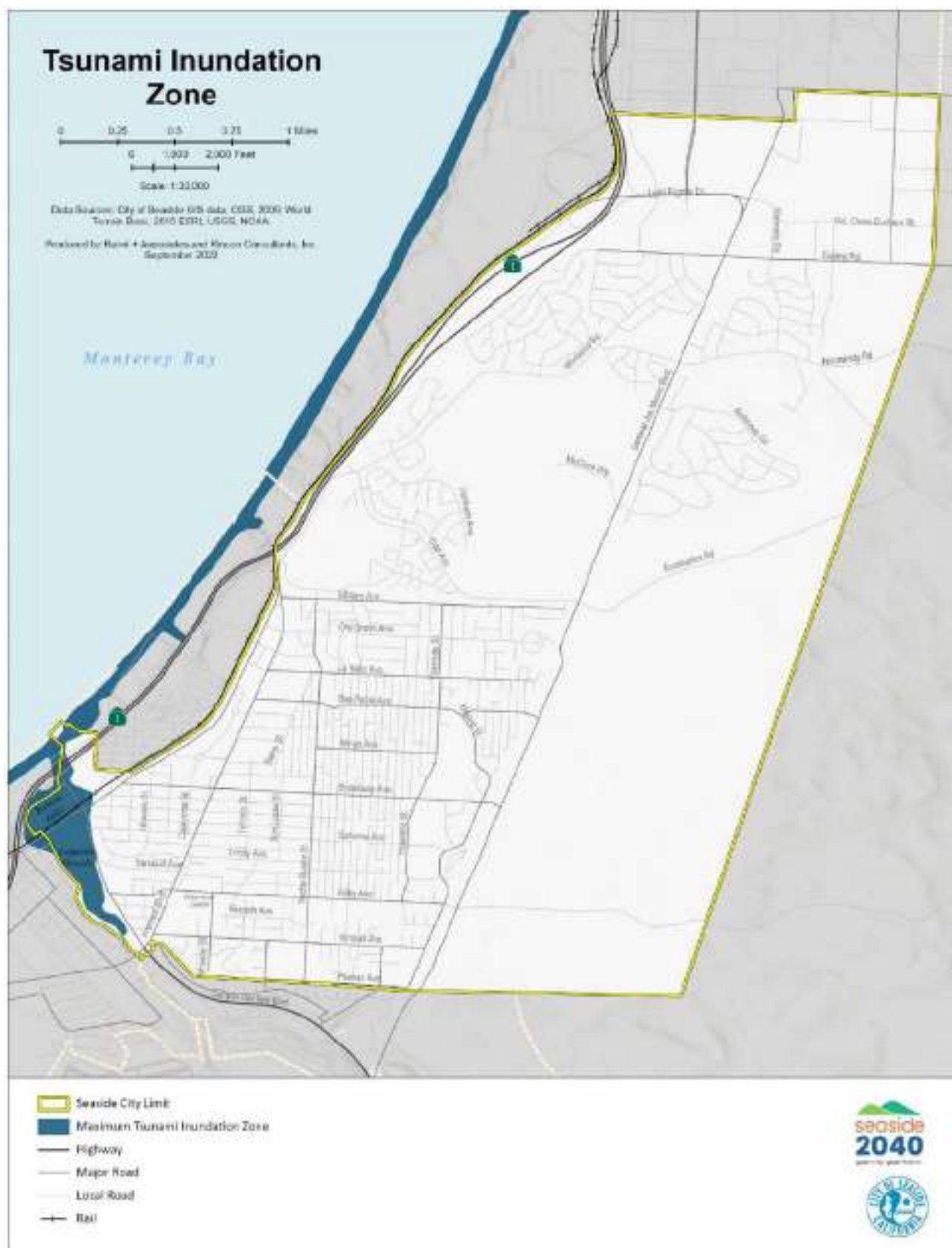
Wildfire

Seaside has been identified by the California Department of Forestry and Fire Protection (CAL FIRE) as within a wildland-urban interface.⁶⁰ This includes areas where homes or other structures are built near or among lands prone to wildland fire.⁶¹ Historically, a number of fires have occurred in the wildland-urban interface in Monterey County and the greatest threat occurs under extreme fire weather conditions. The average interval between large wildfires in excess of 10,000 acres burning within Monterey County is 7.3 years.⁶² As shown in Figure 53, much of the undeveloped area in the eastern half of Seaside, east of General Jim Moore Boulevard, is designated as having a very high fire hazard risk.⁶³ This undeveloped area within the former Fort Ord is largely vegetated with forests, woodlands, and grasslands.

The Land Use and Community Design Element establishes land use designations that provide allowances for future development in very high fire hazard severity zones (VHFHSZs). These designations that overlap with VHFHSZs include the future Seaside East Specific Plan and Recreational Open Space. The future Seaside East Specific Plan land use designation borders the eastern side of General Jim Moore Boulevard from Seaside Middle School to the southern border of the city, and both sides of Eucalyptus Road to the north. The future Seaside East Specific Plan is a land use designation that signifies the City's intent to prepare a specific plan that will determine allowed uses and the intensity of those allowed uses. The Recreational Open Space area corresponds with the Fort Ord National Monument land area. The purpose of the Recreational Open Space area is to promote habitat management, passive recreation, trails/paths, restoration, ecotourism, and environmental and educational activities. The Land Use and Community Design Element also identifies the potential location for a new civic campus in the Seaside East Future Specific Plan Area. The future civic campus could include a new location for City Hall, County Justice Center, and additional community facilities. These new uses would be considered critical facilities that provide vital functions to the community.

Although the exact type of development has not yet been determined for the future Seaside East Specific Plan area, potential land uses identified for future development include residential, mixed-use, business park/employment, trade/exposition center district, visitor serving, recreational commercial, and park/open space.

Figure 52: Tsunami Inundation Map for Emergency Planning



Additionally, the location for a terminal water reservoir, utility buffers and a 100-foot habitat borderland buffer area were identified.

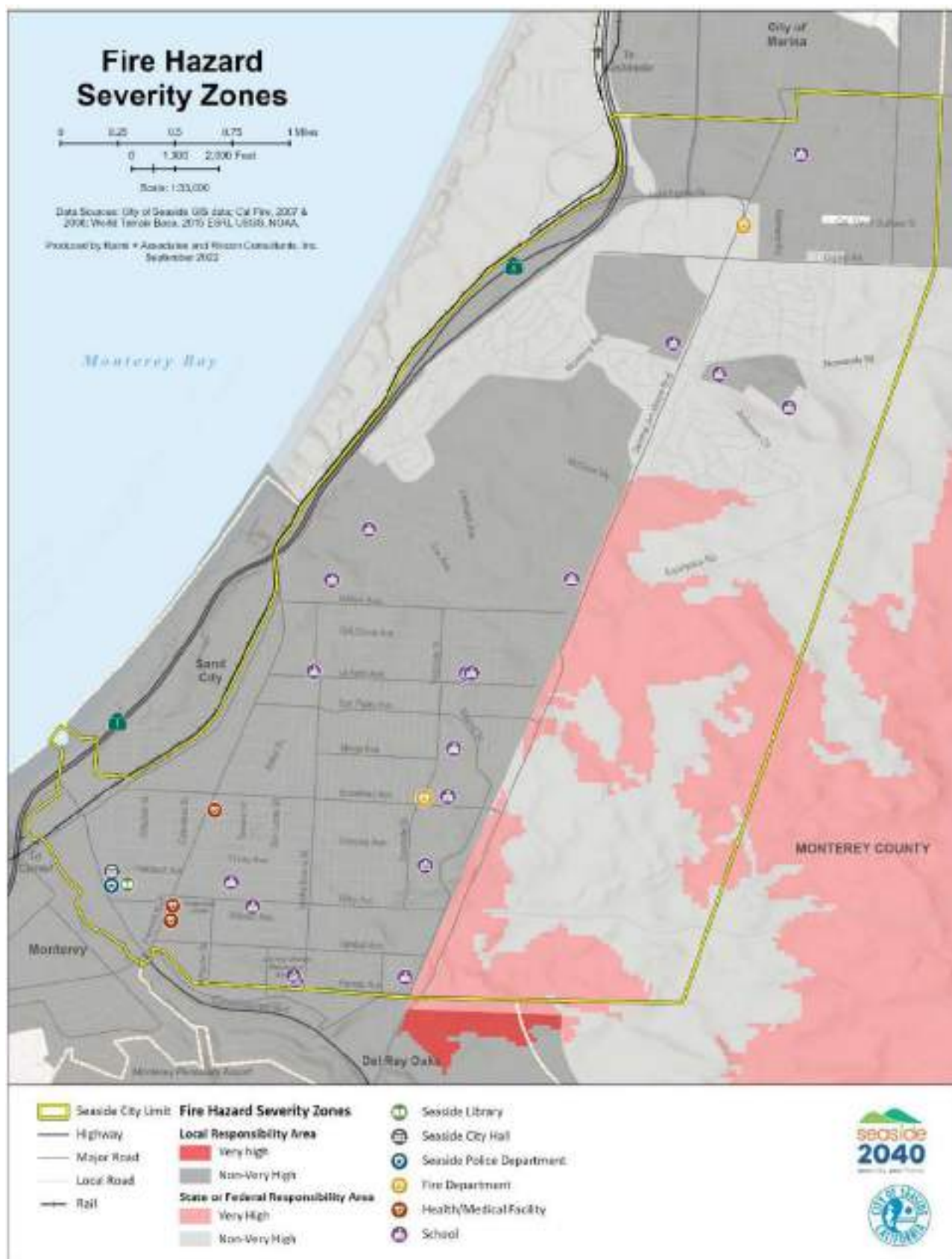
Future development on undeveloped lands may be at risk to wildland fires. However, new development located in a very high fire hazard zone within a Local Responsibility Area would be required to comply with standards in California Government Code 51182 to minimize fire risk. New development also would be subject to building permit requirements and statewide standards for fire safety in the California Fire Code. For fire protection Seaside is served by the local Seaside Fire Department. Additional fire protection services for high fire danger are provided by the U.S. Navy and an interagency mutual aid agreement with the Salinas Rural Fire Protection District for fire suppression.⁶⁴

There are several regional plans that address wildfire risk and present reduction strategies for the greater Monterey Bay area. These plans represent the overall regional collaborative effort to reduce the risk of wildlife. The CAL FIRE San Benito Monterey Unit Strategic Fire Plan (Fire Plan) seeks to reduce firefighting costs and property losses, increase firefighter safety, and educate the public on fire prevention. The Fire Plan includes all communities in Monterey and San Benito County that are listed as communities at risk by CAL FIRE.⁶⁵ The Monterey County Community Wildfire Protection Plan (MCCWPP) was developed by regional stakeholders to provide guidance to wildfire prevention and protection, including recommendations for hazardous fuel mitigation activities and methods for reducing structural ignitability. Seaside

is designated in the MCCWPP as having high fire risk, high fuel hazard, high structural ignitability, and as a high overall priority community. The MCCWPP recommends treatments, such as sheep grazing, to reduce the risk of wildlife in Seaside.

The California Code of Regulations also provide standards associated with addressing fire hazards. The Fire code is included in Title 24 of the California Code of Regulations. California Fire Code Title 24, part 9, Chapter 7 addresses fire and smoke protection features and building elements; Fire Code Chapter 8 addresses fire related interior finishes and decorative materials; and Fire Code Chapter 9 addresses fire protection and life safety systems; and Fire Code Chapter 10 addresses fire related means of egress, including fire apparatus access road width requirements. Fire Code Section 4906 also contains existing regulations for vegetation and fuel management to maintain clearances around structures.

Figure 53: Fire Hazard Severity Zones



Hazardous Materials

As cities age, land uses associated with hazardous materials are often abandoned. These uses include former industrial properties, gasoline stations, and military sites. Uses such as this may have soils and groundwater that are contaminated and are often referred to as “brownfields.”

As illustrated in Figure 54, Seaside has a number of hazardous waste sites located largely in the southwestern part of the city, as well as underground storage tanks located in the northeastern part of the city. Of the hazardous waste sites in Seaside, there are:

- One Federal Superfund site, located on former Fort Ord lands, and one state response site that have land use restrictions,
- Nine permitted underground storage tank (UST) sites,
- One open or active cleanup program site,
- Sixteen completed or closed clean-up sites (including fifteen leaking underground storage tank (LUST) sites),
- Two waste discharge requirements (WDR) permitted sites related to the discharge of wastewater (Envirostor and DTSC).

The Fort Ord Superfund Site was added to the Superfund National Priorities List of Hazardous Waste Sites on February 21, 1990. While most of the former Fort Ord is now part of the Fort Ord National Monument, much of the area located in Seaside has been or will be converted from military to civilian land uses. While many old military buildings and infrastructure remain abandoned, others have been demolished. Hazardous materials and toxic waste sites at the former Fort Ord consist of a wide variety of materials including industrial chemicals, petrochemicals, domestic and industrial wastes (as seen in landfills), asbestos and lead-based paint in buildings, above- and underground storage tanks, artillery and explosives.

The identification, remediation, and disposal of hazardous waste associated with the Superfund cleanup process of former Fort Ord takes place under the Federal Facilities Agreement (FFA). The U.S. Army is responsible for conducting the Superfund cleanup process, and the US EPA is the lead agency for regulatory enforcement and

oversight of Superfund activities. Remnant safety hazard issues are also present on the former Fort Ord resulting from previous U.S. Army munitions training operations. In 2007, a remediation program was created to provide coordinated access for bikers, hikers, runners, and equestrians to the new Fort Ord National Monument.^{66 67} In May of 2021 the U.S. EPA published a Federal Register Notice finalizing its proposal to delete 11,934 acres of the 27,827-acre Fort Ord Superfund site from the National Priorities List (NPL). This partial deletion included only portions of the site where cleanup of military munitions and soil pollution have been completed. The partial deletion became effective upon rule publication. EPA policy allows for these cleaned up areas to be deleted separately from contaminated water and soil gas below the ground. The Army will continue to clean up the groundwater and soil gas on the 11,934 acres included in the deletion. It will also clean up pollution at the remaining 15,893 acres of the site. Both the groundwater and soil cleanup for the 11,934 acres, and the entirety of the 15,893 acres, are still in the Superfund program and on the NPL. (Fort Ord Cleanup)

To assess hazardous materials incident risk for the Seaside Annex of the Monterey MJHMP, a one mile buffer zone around each facility was used. The chosen buffer distance was based on guidelines in the US Department of Transportation’s Emergency Response Guidebook. To analyze the risk to a transportation-related hazardous materials release, a one-mile buffer was applied to highways in the US Dept of Transportation, National Transportation Atlas Database. The result is a two-mile buffer zone around each transportation corridor that is used for this analysis. Risk from a fixed facility hazardous materials release, identified in the Monterey County 2019 Hazardous Materials Plan, was analyzed using a one-mile buffer.

Goals and Policies

Goal S-1: A high standard of police services with a focus on community-based crime prevention.

Intent: To provide high-quality police services, including traditional law enforcement services and community partnership and engagement. The result will improve safety, health, peace of mind, and quality of life through excellent police services and planning.

Policies:

- **Service delivery and efficiency.** Maintain high-quality service delivery and efficiency of the Seaside Police Department. Consider upgrades to station facilities as appropriate.
- **Coordination.** Coordinate with local, State, and federal law enforcement agencies to reduce the risk of criminal activity. Coordinate with local partners, including schools, neighborhood groups, and community-based organizations, to encourage community-based crime prevention efforts.
- **Crime prevention programs.** Promote after school programs, volunteer programs, and other innovative programs, such as harm reduction and restorative justice models.
- **Community relationship building.** Continue to foster positive, peaceful, mutually supportive relationships between Seaside residents and the police. Encourage increased community involvement and activities such as block parties as a way to reduce criminal activity.
- **Youth crime prevention programs.** Encourage the development and operation of community and recreational facilities and programs as a preemptive strategy to reduce youth-related crime. Expand opportunities for positive law enforcement and youth interaction.
- **Assess critical facilities.** Identify and inventory critical facilities and establish guidelines for the operation of such facilities during emergencies.



Police Services in Seaside.

Goal S-2: Effective emergency response following a natural or human-caused disaster.

Intent: To increase the safety of residents. To achieve this, the City will implement emergency preparedness planning and outreach, maintain sufficient service levels, and prepare for the potential impacts of climate change.

Policies:

- **Service levels.** Maintain sufficient levels of fire protection and emergency services to support existing residents and future growth.
- **Service delivery and efficiency.** Strive to improve service delivery and efficiency of the Seaside Fire Department.
- **Coordinate emergency response.** Implement coordinated emergency response planning.
- **Preparedness programs.** Promote community-based, emergency preparedness programs and disaster education awareness, including the City's annual emergency system training and evacuation trainings.
- **Emergency evacuation.** Maintain emergency procedures for the evacuation and control of population in identified floodplain areas in accordance with Section 8589.5 of the California Government Code. Inform residents and visitors about alternate routes in case of coastal flooding and tsunamis. Design evacuation maps to minimize and mitigate exposure to flood hazards to the maximum extent possible.
- **Transportation and evacuation planning for flood hazard scenarios.** In coordination with Caltrans and local public works/transportation agencies, identify alternate routes for evacuation in case Highway 1 becomes flooded due to tsunamis or storm surges. Ensure redundancy of critical transportation routes, as possible, to allow for continued access and movement to and along the coast in instances in which sections of roadways may become temporarily impassible because of flooding in areas adjacent to Roberts Lake and Laguna Grande.
- **Evacuation route maintenance.** Maintain roadways that are likely to function as key evacuation routes including but not limited to the following major routes: General Jim Moore Boulevard, Canyon Del Ray Boulevard (SR 218), Fremont Boulevard/Fremont Street, Broadway Avenue, Hilby Avenue, and Del Monte Boulevard.
- **Emergency preparation education.** Continue to educate City staff regarding appropriate actions to take during an emergency including evacuation procedures, City staff roles, and resource needs.
- **Partnership.** Continue to work with the Monterey County Hazard Mitigation Planning Team during regular updates to the Monterey County Multi-Jurisdictional Hazard Mitigation Plan. Maintain consideration of climate change and sea level rise impacts as part of the County's comprehensive mitigation strategy.
- **Emergency supplies.** Develop a plan to coordinate access to water, power, shelter, and support following an emergency.
- **Climate change risks.** Re-evaluate existing plans to incorporate climate change hazards, sea level rise, and the populations and infrastructure vulnerable to climate change.
- **Public awareness.** Promote a culture of preparedness and greater public awareness of all hazards. Provide assistance to help property owners, tenants, renters, and landlords to make their homes and businesses more resilient to natural disasters with evacuation checklists and maps as well as information on available resources during different emergencies. Provide public trainings for the community on essential information.

- **Emergency communications.** Encourage implementation of communication systems to coordinate advanced mobilization and facilitate evacuations during flood and wildfire events with hazard alert notifications through a Traffic Control Center. This center would have up to the minute reports on traffic patterns and can communicate directly with the broadcast media to let drivers know about roadway congestion and conditions and direct them to alternate routes
- **Vulnerable population assistance.** Identify vulnerable populations that may need assistance to evacuate and prepare coordinated language

accessible communication and assistance processes for identified populations related to evacuation procedures and preparedness. Include resources in multiple languages, for the visually impaired, hearing impaired, mobility impaired, people with medical conditions and the unhoused.

- **Emergency operations planning.** Upon the next revision of the Seaside Emergency Operations Plan the findings of the evacuation study, including recommendations for police presence and traffic signal programming, will be incorporated.

Goal S-3: Protection from the effects of earthquakes, landslides, tsunamis, and other natural disasters.

Intent: To lessen the impacts of earthquakes, geologic threats, tsunami, seiches, and other natural disasters on city residents and structures. To achieve this, the City will regularly update and assess risks and hazards, examine mitigation strategies, and raise public awareness around disasters.

Policies:

- **Identify earthquake risks and mitigation.** Coordinate with the National Earthquake Hazard Reduction Program of the Federal Emergency Management Agency (FEMA) to identify earthquake risks and available mitigation techniques.
- **Update seismic and geologic hazard maps.** Proactively seek compliance with the Alquist-Priolo Earthquake Fault Zoning Act by coordinating with the California Geological Survey and the United States Geological Survey (USGS) to establish and maintain maps within the city boundaries, former Fort Ord lands, and the Sphere of Influence.
- **Updated building codes and development reviews.** Reduce the risk of impacts from seismic and geologic hazards through land use planning, updated building codes, and the development review process. Ensure new development meets building code requirements.
- **Seismic upgrades.** Examine necessity of seismic upgrades to existing public facilities as well as existing multifamily housing constructed prior to 1971.
- **Public awareness.** Promote greater public

awareness of earthquake hazards with incentives and assistance to help property owners make their homes and businesses more earthquake-safe.

- **Inventory of Fort Ord buildings.** Develop an inventory of critical and sensitive buildings and structures on the former Fort Ord, including all public and private buildings essential to the health and safety of the public, such as hospitals, fire and police stations, public works centers, high occupancy structures, schools, and sites containing or storing hazardous materials.

Goal S-4: Safeguarding of vulnerable community members, natural resources, buildings and facilities, and services and infrastructure from inland flooding.

Intent: To lessen the risks of inland flooding, particularly in areas adjacent to Roberts Lake and Laguna Grande, and associated drainage areas. This goal seeks to lessen the impacts of flood events on residents and community assets by enhancing local drainage.

Policies:

- **Drainage improvements.** Provide drainage controls and improvements that enhance local conditions and are consistent with and complement the master drainage plans, prioritizing areas adjacent to vulnerable populations and low-income households.
- **Flood control.** Require new development and redevelopment projects to provide adequate stormwater infrastructure for flood control.
- **Nature-based solutions.** Seek funding and implement nature-based solutions projects related to groundwater recharge, stormwater management, and flood prevention. Prioritize projects that include co-benefits related to mitigating the urban heat island effect, neighborhood beautification, improved beach access and improved pedestrian and bicyclist facilities.
- **Floodplain management ordinance update.** Modify Seaside's floodplain management ordinance so all habitable building spaces are designed above the maximum flood elevation as defined by a qualified coastal geologist with experience in tsunamis.
- **Flood Insurance Rate Maps.** Coordinate with FEMA to ensure that Federal Insurance Rate Maps (FIRM) correctly depict flood hazards in Seaside and continually provide community education on FIRM changes and flood exposure.
- **Regional coordination.** Coordinate with the Monterey County Flood Control and Water Conservation District to evaluate the need to expand flood control capacity based on changing flood conditions associated with climate change and extreme weather.
- **Community education.** Promote greater public awareness of flooding hazards and promote resources and programs to help property owners and landlords protect their homes and businesses from flood damage with prioritization of vulnerable population households.
- **Service line protection.** Identify and implement opportunities for structural hardening of critical facilities proximal to and within floodplains as well as increased service line redundancies to reach the community during flood events. Provide public educational resources on critical facility capacity and resources.
- **Inland flood mitigation funding.** Allocate staff time to apply for grants and establish multiple funding options for stormwater infrastructure resilience projects.

Goal S-5: Safeguarding of vulnerable community members, natural resources, buildings and facilities, and services and infrastructure from sea level rise, and associated hydrological and erosion hazards.

Intent: To lessen the risks of coastal flooding, particularly in hazard areas such as the small coastal area west of Highway 1, areas adjacent to Roberts Lake and Laguna Grande, and associated drainage areas. This goal seeks to lessen the impacts of coastal flood events on residents by enhancing local adaptive capacity.

Policies:

- **Flood hazard area maps.** Partner with USGS to continually update coastal flood inundation maps for Seaside to identify areas prone to localized coastal flooding. Provide community education on sea level rise and coastal flooding exposure changes as well as adaptive and mitigative options for exposed populations, facilities, and asset managers.
- **Groundwater monitoring plan.** Implement a systematic groundwater monitoring plan to assess changes in the water table depth, and saltwater intrusion in partnership with water utility providers. Publicize information particularly to affected populations with basements that may experience increased flooding.
- **Regional coordination for coastal resilience and restoration projects.** In coordination with Monterey County and State Parks, plan for future coastal recreational space and parkland by protecting open space adjacent to coastal habitats and allowing the beach and habitats to migrate into these spaces.
- **State park shoreline protection.** Partner with Fort Ord Dunes State Park to expand and restore critical shoreline through dune vegetation and adaptive measures. Increase shoreline resilience through community involvement in developing strategies to protect coastal habitats and recreational areas.

Goal S-6: Minimization of risk of fire hazards in the city and wildfire hazards on former Fort Ord lands through fire prevention design and fuel reduction strategies.

Intent: To encourage planning and design strategies that mitigates wildfire risk. To achieve this, the City will assess and evaluate fire hazards, encourage fire mitigation, and ensure a level of service that meets or exceeds resident needs.

Policies:

- **Fire protection for the Seaside East Specific Plan.** Provide fire suppression water system guidelines and implementation plans to maintain adequate fire protection water volumes and emergency water storage and identify system distribution upgrades to adequately accommodate new developed envisioned as part of the development of the Seaside East Specific Plan.
- **Water pressure.** Coordinate with water districts to ensure that water pressure for existing developed areas is adequate for firefighting purposes during the season and time of day when domestic water demand on a water system is at its peak.
- **Facility siting.** Ensure that the location of new and existing fire protection facilities provides a consistent level of service to existing neighborhoods/centers and new neighborhoods/centers on former Fort Ord lands. Locate, when feasible, new essential public facilities, including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, outside of very high fire hazard severity zones, or identify construction methods or other methods to minimize damage if these facilities are in a very high fire hazard severity zone.
- **Density management.** During development of the Seaside East Specific Plan, develop and implement density management strategies that cluster residential developments to reduce amounts of flammable vegetation and collective exposure to wildfire risk.
- **Adjacent to undeveloped wildlands.** Decrease the extent and amount of edge or wildland urban interface where development is adjacent to undeveloped wildlands, particularly as part of the Seaside East Specific Plan.
- **Wildland Urban Interface Guidelines.** Maintain and implement Wildland/Urban Interface Guidelines for new and existing development within neighborhoods that are proximal to existing fire hazard areas.
- **Fuel reduction.** Use strategies, such as sheep grazing and other environmentally friendly fuel reduction and weed abatement approaches, for landscaping, buffering zones, and very high fire hazard zones as prevention measure to minimize the risk of fires. Engage in fire hazard reduction projects, including community fire breaks and private road and public road clearance.
- **Update building code.** Reduce the risk of impacts from wildfire through updating development standards that meet or exceed the California Code of Regulations Title 14 State Responsibility Area Fire Safe Regulations and Fire Hazard Reduction Around



Fire education services in Seaside.

Buildings and Structures Regulations and ensure new development meets the fire safe requirements. Require ongoing maintenance and upkeep to be codified as part of building covenants or homeowner covenants, conditions, and restrictions to ensure defensible space measures are retained over time.

- **Fire hardening structures and homes.** To increase resistance of structures to heat, flames, and embers, review current building code standards and other applicable statutes, regulations, requirements, and guidelines regarding construction, and specifically the use and maintenance of non-flammable materials (both residential and commercial). Promote the use of building materials and installation techniques beyond current building code requirements, to minimize wildfire impacts.
- **Development in the Very High Fire Hazard Severity Zone.** Require new development in the Very High Fire Hazard Severity Zone to develop an evacuation plan and ensure that the plan includes adequate fire access (ingress, egress) to new development, including safe access for emergency response vehicles, visible street signs, and water supplies for structural fire suppression.
- **Fire education.** Continue to provide fire hazard education and fire prevention programs to Seaside residents and businesses with targeted outreach to vulnerable populations.
- **Fire redevelopment.** Evaluate soils and waterways for risks from flooding, water quality, and erosion to ensure that they are suitable to support redevelopment following a large fire.
- **Wildfire evacuation.** In planned developments that may occupy the WUI, VHFHSZ, or areas proximal to fire hazard severity zones, increase resilience during a potential wildfire evacuation through:
 - Enforcing visible address numbers painted on sidewalks enforced through the city;
 - Developing and/or adapting a multiple language accessible materials for how to prepare your family and home for an evacuation and go kit;
 - Identifying and preparing at risk and vulnerable populations that may need

assistance to evacuate;

- Maintaining critical evacuation routes, community fire breaks;
- Requiring adequate ingress and egress to new developments; and
- Restrict parking periodically (e.g., on red flag days) along critical evacuation routes.
- **Fire harden telecommunication.** Coordinate with telecommunication service entities and the Monterey County Emergency Communications Department to fire-harden communications.
- **Underground overhead lines.** Coordinate with Pacific Gas & Electric to implement an electrical undergrounding plan with a focus on critical evacuation roadways and areas with highest wildfire risk.



Hazardous site signs on former Fort Ord lands.

Goal S-7: Strong coordination with regulatory agencies to ensure safe and effective remediation of hazardous and toxic materials.

Intent: To clean-up and remove hazardous and toxic materials, including clearance, treatment, transport, disposal, and/or closure of such sites containing ordnance and explosives, landfills, above and below ground storage facilities, and buildings with asbestos and/or lead-based paint. To achieve this, the City will help residents avoid human-made hazards by monitoring remediation, coordinating with applicable agencies, and maximizing public safety to the fullest extent.

Policies:

- **Minimize risk.** Minimize the risk to the community associated with hazardous materials. Continually integrate updated remediation strategies in coordination with the regulating agencies.
- **Management of hazardous materials.** Continue to cooperate with federal, state, and county agencies to effectively regulate the management of hazardous materials and hazardous waste.
- **Hazardous Materials Management.** Assess the use of hazardous materials as part of its environmental review and/or include the development of a hazardous management and disposal plan, as a condition of a project, subject to review by the County Environmental Health Department.
- **Regional coordination.** Coordinate with regulatory agencies regarding remnant safety hazards and future utilization of the Fort Ord munitions hazard area.
- **Monitor remediation.** Monitor implementation procedures of the Remedial Action-Records of Decision and work cooperatively with the U.S. Army and all contractors to ensure the safe and effective removal and disposal of hazardous materials, compliance with all applicable regulations regarding hazardous materials, and protection of the public during remediation activities.
- **Superfund.** Cooperate with the federal government to obtain Superfund monies and implement clean-up activities to eliminate the environmental hazards associated with past military activities at the former Fort Ord.
- **Maintain truck routes.** Maintain designated truck routes for the transportation of hazardous materials through the city to limit potential impacts to public health and safety.
- **Project Design Wildfire Risk Reduction.** For projects located within or less than two miles from an SRA or very high fire hazard severity zones, project landscape plans (as made available when project applications are submitted) shall include fire-resistant vegetation native to Monterey County and/or the local microclimate of the site and prohibit the use of fire-prone species especially non-native, invasive species. If the project site is within a known landslide area, the site shall be subject to geotechnical review regarding potential post-fire slope instability. Structural engineering features incorporated into the design of a structure to reduce the risk of damage to the structure from post-fire slope instability shall be recommended by a qualified engineer and approved by the City prior to the building permit approval.
-

Goal S-8: A resilient built and natural environment, service lines, and community that is prepared for the potential impacts of extreme heat.

Intent: To prepare for the impacts of extreme heat, including immediate and growing threats to the economy, environment, and to public health. To achieve this, the City will increase community resilience to prepare for public health, structural, and environmental complications arising from extreme heat.

Policies:

- **Resilience hubs.** Develop and support a network of resilience hubs to facilitate health, food, medical, and emergency services during climate hazards such as extreme heat events, flooding, and poor air quality events.
- **Open space cooling study.** Partner with Monterey County Resource Conservation District to conduct a study on open space areas in the city to identify areas with greatest cooling magnitude and areas to maximize preservation and enhancement efforts.
- **Green space expansion.** Protect habitats and parks impacted by extreme heat through expansion of large continuous greenspaces wherever possible for greater cooling magnitude and extent. Include a mix of habitat types for greatest cooling benefits.
- **Urban tree canopy.** Involve the community to expand urban tree canopy and maintenance projects.
- **Public health resilience.** Collaborate with the Monterey County Public Health Department and local community organizations to establish extreme heat and air quality monitoring systems and develop accessible and language appropriate community education resources to prepare community members for increase extreme heat events and air pollution.
- **Cool pavements.** Explore opportunities to incorporate cool pavement practices into new streetscape or urban design.
- **Cool roofs.** Include a requirement of cool roofs for new construction in the building code and provide under-resourced populations with incentives such as expedited permitting or reduced fees to decrease barriers associated with installing cool roofs.

Goal S-9: A resilient community that is prepared for the potential impacts of climate change.

Intent: To prepare for the impacts of climate change, including immediate and growing threats to the economy, environment,

Policies:

- **Inclusive planning.** Support fair and inclusive climate change planning and implementation in which residents, businesses, and community-based organizations have the knowledge and power to collaborate in climate planning processes.
- **Equitable distribution of resources.** Prioritize programs that ensure the benefits of climate programs are fairly distributed and prioritized to those most in need, particularly populations most likely to be impacted by climate change.
- **Regional partnerships.** Establish partnerships with State, federal, regional, and local agencies to collaborate and better understand the regional impacts of climate change and developing multi-jurisdictional solutions.
- **Knowledge building.** Work with the Monterey County Health Department to distribute information on climate change impacts to vulnerable populations, including actions they can take to reduce exposure to unhealthy conditions.

- **Critical facility weatherization.** Expand the resilience of critical buildings and infrastructure through assessment of needed retrofits to function properly while subject to increased climate hazard frequency such as flooding, extreme heat, regional wildfires, and landslides.
- **Resilient power.** Partner with utility companies to improve grid resilience and backup power for the community including utility activities that:
 - Harden vulnerable overhead lines against winds and wildfires;
 - Protect energy infrastructure and increase redundancy of energy storage and distribution systems in surrounding hazard zones for wildfire;
 - Invest in sustainable backup power sources to provide redundancy and continued services for critical facilities during periods of high demand during extreme heat events; and
 - Explore the feasibility of installing microgrids, including for critical health care facilities.
- **Climate change education.** In a linguistically and culturally appropriate manner, educate the community, particularly the most vulnerable populations, about climate change, flood control, and community preparedness to increase resilience around hazardous events.

Goal S-10: Integration of relevant plans into the Safety Element Goals and Actions.

Intent: To integrate the measures, actions, and recommendations from relevant plans into the Safety Element, and to make the most efficient use of efforts and resources for achieving hazard mitigation, public health, and safety outcomes. To achieve this, the City adopted the 2022 Monterey County Multi-Jurisdiction Hazard Mitigation Plan, Annex L, and the following policies complement and regularly integrate MJHMP actions.

Policies:

- **2022 MJHMP actions.** Implement the mitigation actions identified in the Monterey County Multi-Jurisdiction Hazard Mitigation Plan Annex L (Table L-18) for the City of Seaside.
- **Future updates to the MJHMP.** Incorporate future updates to the MJHMP and new mitigation actions identified will be incorporated into the Safety Element during the next update to ensure plan alignment.
- **Alignment with Seaside Fire Department 2019-2024 Strategic Plan.** Support the responsible parties in addressing the critical issues and service gaps identified, and achieving the goals and objectives outlined in the Fire Department Strategic Plan. If there is staff turnover, help ensure continuity of plan implementation through timely staffing and reassignment of objectives as needed.





chapter twelve

NOISE

Low noise levels contribute to a high quality of life for people living and working in the City. Vehicle traffic is the main source of noise in Seaside, exposing residents to potentially unwelcome and unhealthy noise levels. However, noise also results from other sources, including the Monterey Airport, residences, and businesses. This chapter identifies noise issues in the community and sensitive noise environments recommended for protection. Additionally, it establishes a land use pattern that minimizes the community's exposure to excessive noise and identifies proactive solutions to address existing and foreseeable noise problems.

Topics covered in this chapter include: transportation noise, stationary noise, noise standards and land use compatibility. This chapter also includes related goals and policies.

Statutory Requirements

This Noise Element has been prepared to comply with state General Plan law. California law mandates the development of a Noise Element as part of the General Plan (CGC Section 65302(f)). The Noise Element should also be consistent with guidelines contained within the California Health and Safety Code Section 56050.1. In accordance with these regulations, this Element addresses noise sources and identifies ways to reduce impacts and exposure of sensitive receptors to high levels of noise.

City of Seaside Noise Regulations

The City's Municipal Code includes detailed noise regulations intended to protect the welfare of its residents from excessive, unnecessary, or unusually loud noises by any and all sources in the community. The noise regulations in the Municipal Code include standards, prohibitions, and exemptions regarding noise. It also identifies persons deemed responsible in the event of noise complaints and violations.

The California Building Code requires that new residential structures include noise insulation which insures an interior noise level of 45 dBA. (Title 24, California Code of Regulations (California Building Code or "CBC"), Part 2, Volume 1, Section 1207, and 1207.4) These noise levels are accomplished through various noise attenuation features, including insulation, required by the California Building Code. (See CBC Section 1207.) The California Building Code is applicable to all development in California. (Health and Safety Code Section 17950.)

Setting the Scene

Noise is best defined as unwanted sound. Seaside enjoys a generally quiet noise environment. Vehicle traffic is the primary source of noise. The highest noise levels occur along high-volume roadways, airports, and rail. Stationary sources of noise are limited, as the majority of Seaside consists of residential housing, interspersed with commercial, public/institutional uses, and open space. Commercial land uses located along arterial roadways and new construction do contribute to stationary noise sources in the city.

Transportation Noise

Vehicle traffic is the primary noise source in Seaside. The highest noise levels occur along high-volume roadways, including Highway 1, SR 218 (Canyon Del Rey Boulevard), General Jim Moore Boulevard, Broadway Avenue, Del Monte Boulevard, Lightfighter Drive, Fremont Boulevard, Gigling Road, Hilby Avenue, and Imjin Road. Noise generated by current traffic levels in Seaside are shown in Figure 62.

As Seaside and the region grow, traffic on local roadways is expected to increase, raising noise levels and the ambient noise near roadways. Future traffic noise levels in Seaside are shown in Figure 63. Predictions are based on estimated increases in traffic due to General Plan buildout projections.

In addition to roadway noise, air traffic periodically contributes to the noise environment. Two airports are located near Seaside: the Monterey Regional Airport and the Marina Municipal Airport. The Marina Municipal Airport is located approximately two miles northeast of Seaside and is sufficiently far from the City to not contribute to the noise environment. The Monterey Regional Airport is located approximately one-quarter mile south of Seaside, with flights approaching and taking off from the east over rural areas and west over Monterey Bay. These flight patterns limit the amount of aircraft noise in Seaside. The Monterey Regional Airport Land Use Plan 2033 Noise Contours map indicates that Seaside is located outside of the 65 dBA noise contour line of the airport.

Health and Noise

Human response to sound is highly individualized. Annoyance is the most common issue regarding community noise. Many factors also influence people's response to noise. The factors can include the noise character, variability of the sound level, presence of tones or impulses, and time of day of the occurrence. Additionally, non-acoustical factors, such as a person's opinion of the noise source, ability to adapt to the noise, attitude towards the source and those associated with it, and predictability of the noise, all influence a person's response.

Responses to noise vary widely from one person to another and with any particular noise, individual responses range from "not annoyed" to "highly annoyed." The effects of noise are often only transitory, but adverse effects can be cumulative with prolonged or repeated exposure. The effects of noise on the community can be organized into six broad categories:

- Noise-induced hearing loss
- Interference with communication
- Effects of noise on sleep
- Effects on performance and behavior
- Extra-auditory health effects
- Annoyance

Noise can mask important sounds and disrupt communication between individuals in a variety of settings. This process can cause anything from a slight irritation to a serious safety hazard, depending on the circumstance. Noise has been implicated in the development or exacerbation of a variety of negative health problems, including psychological, physiology and/or cardiovascular consequences. Noise-induced sleep interference is one of the critical components of community annoyance. Sound level, frequency distribution, duration, repetition, and variability can make it difficult to fall asleep and may cause momentary shifts in the natural sleep pattern, or level of sleep. It can produce short-term adverse effects on mood changes and job performance, with the possibility of more serious effects on health if it continues over long periods.

Currently, there is no operational railroad in Seaside. However, the Transportation Agency for Monterey County (TAMC) owns the abandoned railway, which runs along the western edge of Seaside, parallel to Del Monte Boulevard and Highway 1. TAMC's 2022 Monterey County Regional Transportation Plan includes a proposed Monterey Branch Line Light Rail, which would use the abandoned railroad right-of-way for passenger rail service.⁷¹ If this public transit improvement were to be developed in the future, increased transportation noise could be expected to occur along the western edge of Seaside.

Figure 55: Existing Noise Contours from Transportation

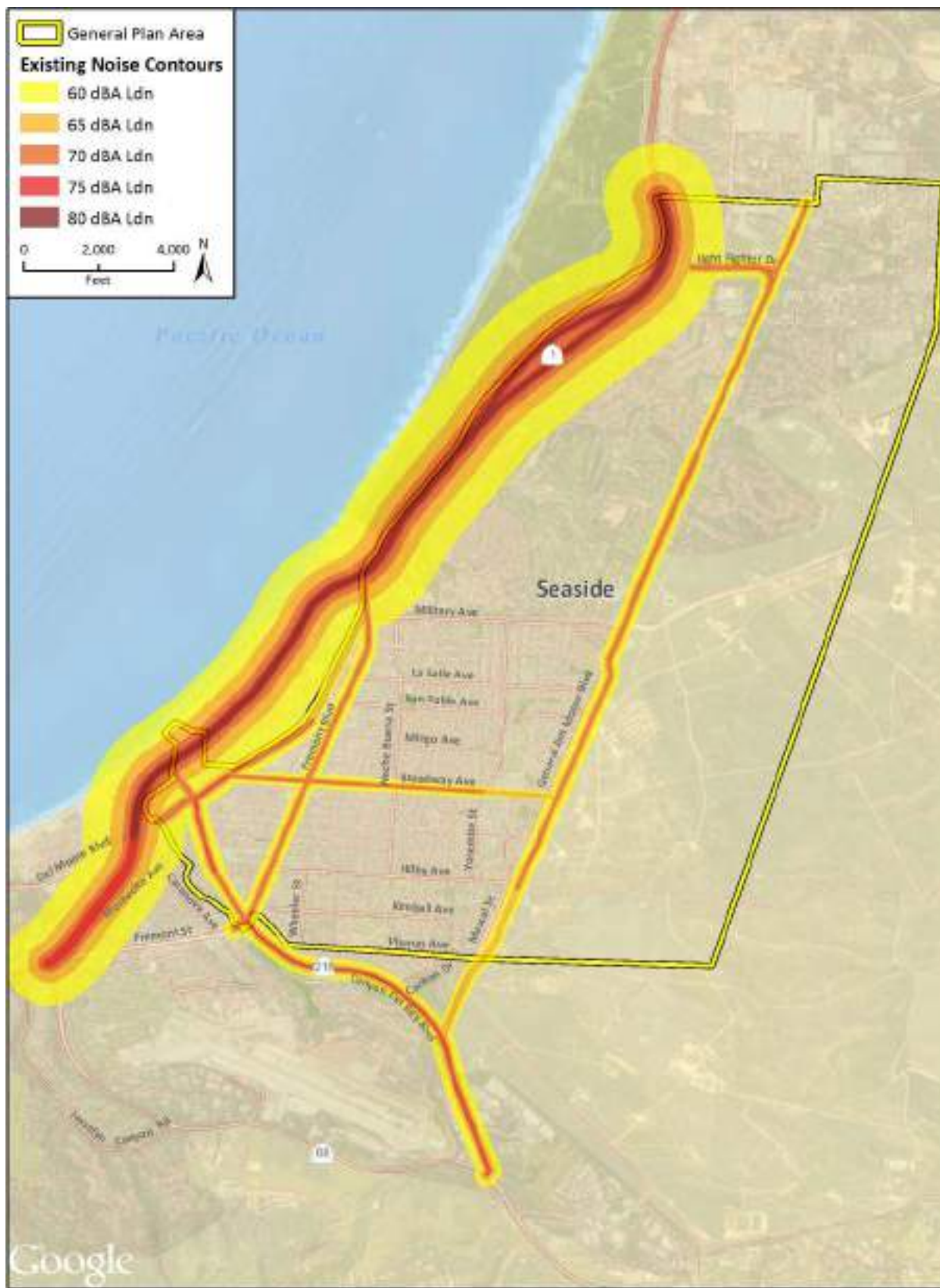
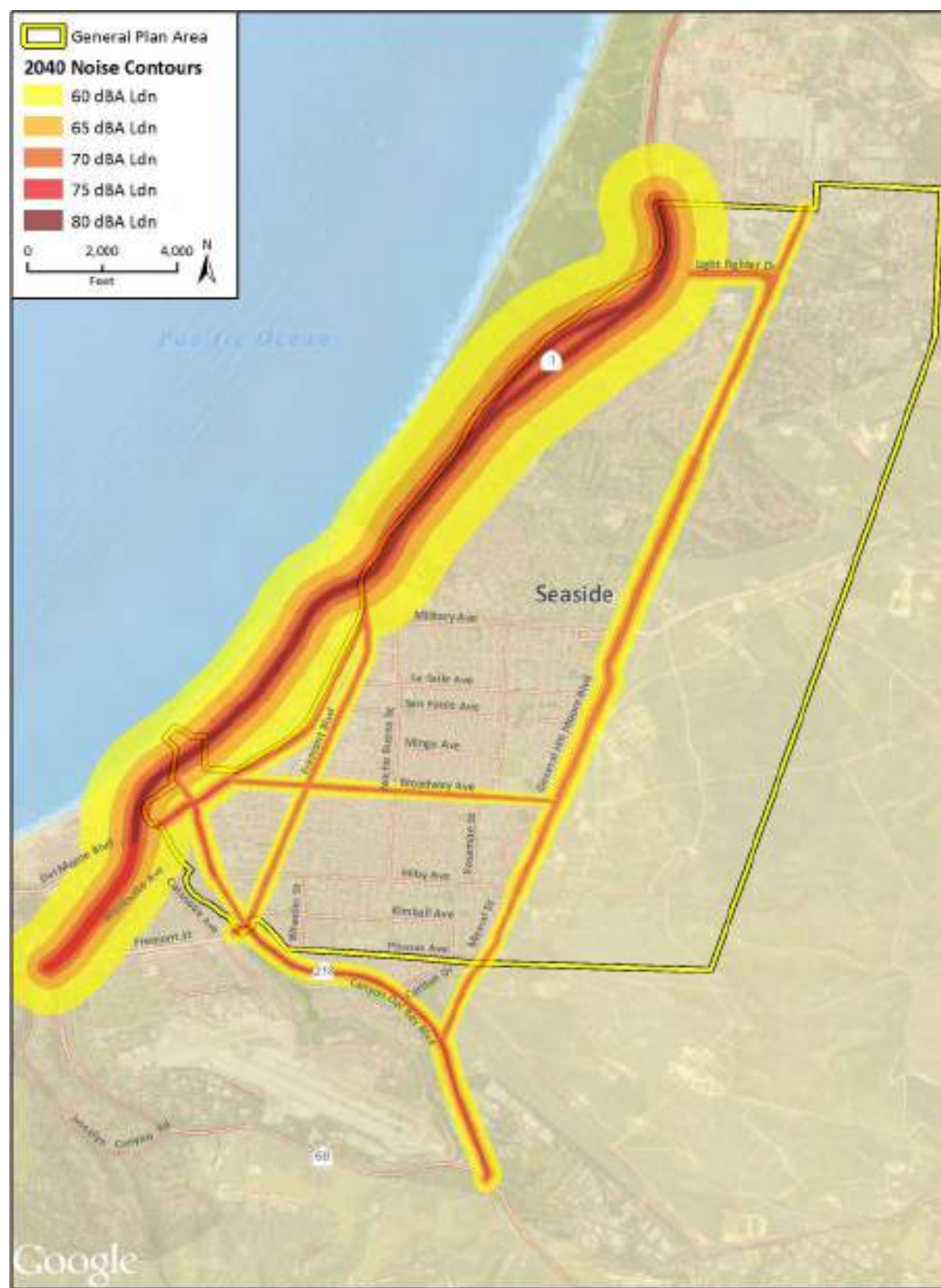


Figure 56: Future Noise Contours from Transportation



Stationary Noise

The majority of Seaside is designated for residential land use, interspersed with public/institutional and open space for recreation uses, and commercial land use focused on arterial roadways. Seaside currently has no industrial development, but the current zoning does allow for light manufacturing and assembly in several commercial corridors along Del Monte Boulevard. However, any noise associated with light industrial facilities would be dependent upon the specific type of use which is unknown at this time. This area is buffered from residential development by less intensive commercial designations. Other uses currently exist, including entertainment venues, nightclubs, outdoor dining areas, gas stations, car washes, fire stations, drive-thru restaurants, schools, and parks. Athletic and music events are also sources of noise. These are local events and typically only affect their adjacent neighbors.

Construction activity in Seaside can also be an intermittent source of noise. Construction noise can be significant for short periods of time at any particular location as a result of public improvement projects, private development projects, and additions or remodeling. Heavy equipment use, such as backhoes, dump trucks, and paving machines can cause significant short-term spikes in noise.

Noise Standards and Land Use Compatibility

Noise is problematic when it disrupts or interrupts activities associated with a given land use. Uses that are most affected by noise include residences, schools, hospitals, religious meeting spaces, and recreation areas. Conflicts between noise sources and noise-sensitive land uses occur when noise-sensitive land uses are permitted in areas with high ambient noise levels. These conflicts

can be avoided through consideration of noise sources and the future noise environment when making land use planning and development decisions. Table 18 presents the maximum acceptable noise level allowed at each land use. While the noise levels in the tables below contain the City's general noise goals for individual land use categories, there may be scenarios where development is still permissible when these noise levels cannot be achieved.

Table 18 provides the noise compatibility guidelines that help determine whether a proposed land use is compatible with the existing noise environment or may be required to implement additional noise reduction measures, including noise barriers, substantial building insulation, and sound buffers.

Table 17: Interior and Exterior Noise Standards

Land Use	Exterior (CNEL)	Interior (CNEL)
Residential	65 dBA	45 dBA
Mixed Use Residential	70 dBA	45 dBA
Commercial	70 dBA	--
Office	70 dBA	50 dBA
Industrial	75 dBA	55 dBA
Public Facilities	70 dBA	50 dBA
Schools	50 dBA	50 dBA

Table 18: Noise/ Land Use Compatibility Matrix– Noise Contours and Noise Impact Areas

Park Name	Community Noise Equivalent (CNEL)					
	55	60	65	70	75	80
Residential – Single Family, Multifamily, Duplex	A	B	B	C	-	-
Residential – Mobile Homes	A	B	C	C	-	-
Transient Lodging – Motels, Hotels	A	B	B	C	C	-
Schools, Libraries, Churches, Hospitals, Nursing Homes	A	B	C	C	-	-
Auditoriums, Concert Halls, Amphitheaters, Meeting Halls	B	C	C	-	-	-
Sports Arenas, Outdoor Spectator Sports, Amusement Parks	A	A	B	B	-	-
Playgrounds, Neighborhood Parks	A	A	B	C	-	-
Golf Courses, Riding Stables, Cemeteries	A	A	A	B	C	C
Office and Professional Buildings	A	A	B	B	C	-
Commercial Retail, Banks, Restaurants, Theaters	A	A	A	B	B	C
Industrial, Manufacturing, Utilities, Wholesale, Service Stations	A	A	A	B	B	B
Agriculture	A	A	A	A	A	A
Source: Taken in part from Aircraft Noise Impact Planning Guidelines for Local Agencies, U.S. Department of Housing and Urban Development, TE/NA-472, November 1972. A-Normally Acceptable- Specified land use is satisfactory based on the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. B- Conditionally Acceptable- New construction or development should be undertaken only after a detailed analysis of the noise requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. C- Normally Unacceptable- New construction or development should generally be discouraged. If it does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design. - Clearly Unacceptable – New construction or development should generally not be undertaken.						

Goals and Policies

Goal N-1: Appropriate noise environments that are compatible with existing and proposed land uses based on guidelines provided in the Noise Element.

Intent: To regulate the noise environment and to protect the health and welfare of Seaside residents and visitors. Some land uses are more sensitive to noise than others. Elevated noise levels affecting sensitive land uses can be disruptive and adverse to quality of life for residents and visitors. To achieve this, the City will ensure that the noise environment is appropriate for proposed land uses and that noise sensitive land uses are not exposed to high noise levels.

Policies:

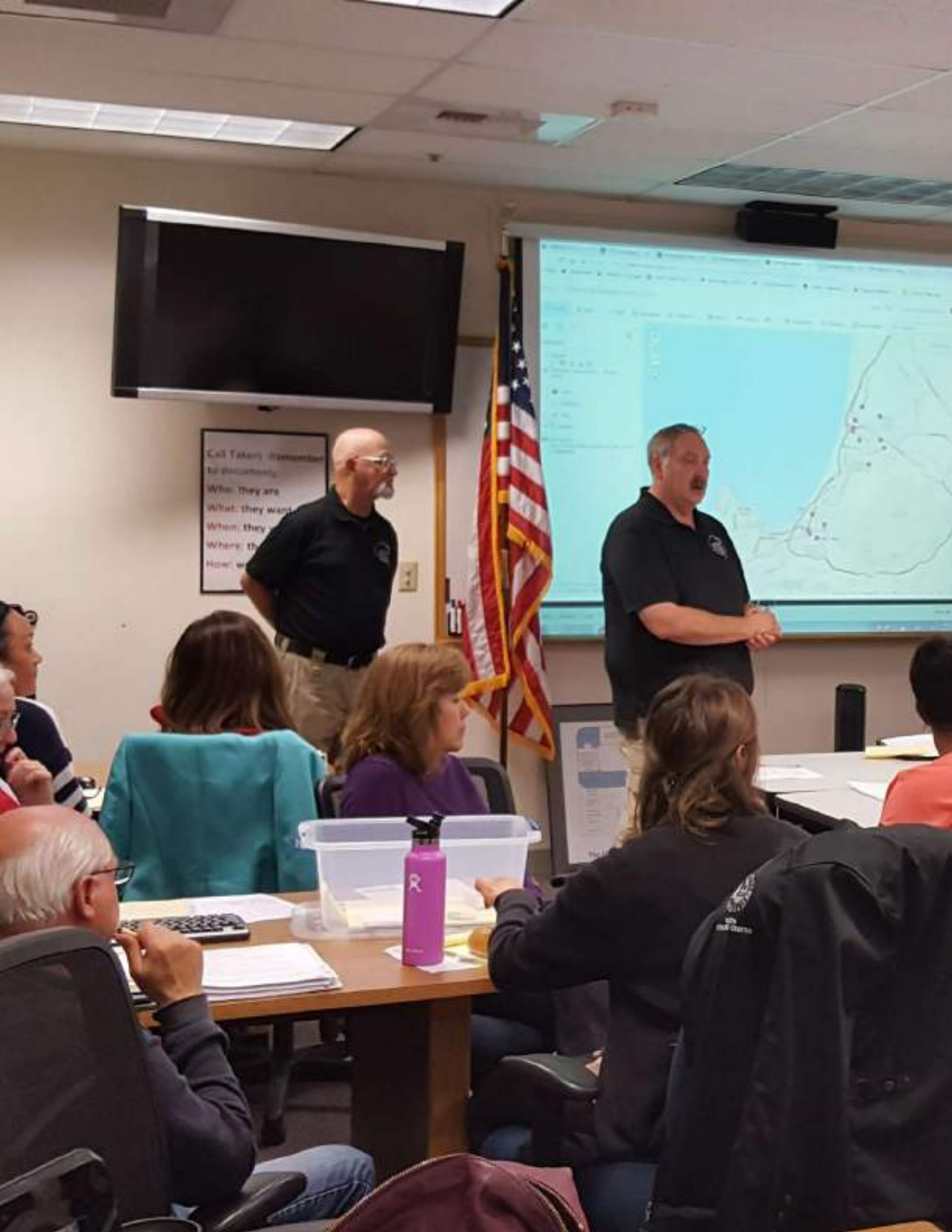
- **Noise standards.** Adopt, maintain, and enforce planning guidelines that establish the acceptable noise standards identified in Table 17.
- **Compatible development.** Assess the compliance of individual developments, including new development and reuse/revitalization projects, with noise land use compatibility standards in Table 18. Where proposed projects are not located in an area that is “clearly compatible,” the City may require that an acoustical study be prepared as a condition of building permit approval demonstrating compliance with the noise standards shown in Table 17.
- **Noise sensitive land uses.** Protect noise-sensitive land uses or sensitive receptors, including residences, schools, hospitals, libraries, established religious gatherings, convalescent homes, community open spaces and recreation areas, and sensitive wildlife habitat on former Fort Ord lands, from high noise levels emitted by both existing and future noise sources.
- **Enforcement of stationary noise standards.** Review and enforce the noise limits and construction and operation regulations contained in this Noise Element and in the City’s Municipal Code.
- **Non-transportation related noise.** Encourage reduction of stationary noise impacts from commercial and industrial land uses, activities, events, and businesses on noise-sensitive land uses.
- **Limit on hours of operation.** Limit delivery or service hours for stores and businesses with loading areas, docks, or trash bins that front, side, border, or gain access on driveways next to residential and other noise sensitive areas, such as residences, schools, hospitals, religious meeting spaces, and recreation areas.

Goal N-2: Minimal transportation-related noise impacts.

Intent: To minimize transportation-related noise, which is the primary source of noise in Seaside. Transportation noise increases with increased development and can be of concern due to the high number of individual events. This goal seeks to reduce the impact transportation noise has in Seaside, particularly on noise sensitive land uses.

Policies:

- **Transportation-related noise.** Work with Caltrans and other agencies to enforce and reduce noise impacts associated with motorized vehicles.
- **Traffic and truck noise.** Regulate traffic flow to enforce speed limits to reduce traffic noise. Periodically evaluate and enforce established truck and bus routes to avoid noise impacts on sensitive receptors.
- **Noise enforcement.** Promptly investigate noise complaints and abate any noise impacts associated with commercial and other activities.
- **Noise reduction strategies.** Research and implement innovative noise reduction measures, such as asphalt rubber and living “green” noise barriers, to reduce noise on high volume streets in Seaside.
- **Coordination with Airport Land Use Commission.** Work with the Monterey County Airport Land Use Commission, the Marina Municipal Airport, and Monterey Regional Airport to monitor aircraft noise and make future updates to noise contours in Seaside.
- **Airport Master Plan.** Provide input on any update to the Monterey Peninsula Airport Master Plan, County Airport Land Use Plan, or California Airport Land Use Planning Handbook. Review and revise as necessary the goals, policies, and noise standards within the General Plan Noise Element to correspond with updates to the Airport Master Plan.
- **Noise barriers along future rail.** Should passenger rail service be initiated, the City shall work with TAMC to address noise and vibration considerations adjacent to the rail corridor.



Call Takers: Remember
to document:
Who: they are
What: they want
When: they want it
Where: they want it
How: they want it



chapter thirteen

IMPLEMENTATION

This section describes the implementation program for the General Plan. Implementation actions are generally actions needed to mobilize and execute specific policies within the General Plan, such as creating an ordinance or updating a master plan. The chapter also includes indicators to track the implementation of the General Plan over time.

Plan Implementation and Administration

The General Plan will be implemented over an extended period of time with a time horizon of 2040. During this time, long-range planning efforts will continue using the goals and policies in the General Plan as a guide.

Although, the General Plan is a living document. State law allows it to be updated and refined over the coming decades. It encourages annual review of implementation actions and recommends that the entire General Plan be thoroughly reviewed every five years to ensure that it is still consistent with the community's goals.

The General Plan can be amended up to four times per year to accommodate changing conditions. Property owners, the Planning Commission, the City Council, or City staff may propose amendments. Proposed changes must be reviewed by the Planning Commission and the City Council at public hearings and the potential of environmental impacts must be evaluated in accordance with the California Environmental Quality Act.

This implementation chapter includes the following two components, each organized by General Plan chapter:

- **Implementation Programs.** These include programmatic actions to be completed by the City, such as updating plans, completing studies, or implementing new programs.
- **Physical Improvements.** These include physical infrastructure or facility improvements that should be completed to implement the general plan vision.

Each implementation program and physical improvement identifies the responsible City departments, a level of priority (high, medium, or low) and a suggested time frame, as described in Table 19.

Table 19: Time Frame Guide

Estimated Date of Completion	
Short	1 – 5 years
Medium	5 – 10 years
Long	10+ years
Ongoing	Recurring or continuous action

Implementation Programs

The table below identifies programs, policy updates, planning efforts, coordination efforts, and other actions that will help implement the General Plan's vision and policies. Programs are organized by General Plan chapter, and are consistent with each chapter's goals and policies.

Table 20: Land Use and Urban Design Programs

	Description	Priority	Time Frame	Responsibility
LUD 1.	Specific Plan Consistency. Following adoption of the General Plan, review the existing, adopted Specific Plans and make changes to ensure consistency with the General Plan.	High	Short	Planning
LUD 2.	Neighborhood conservation. To preserve Seaside's existing residential neighborhoods, the City should take the following steps to foster change within each neighborhood. • Residential zoning and objective design standards: Review and update residential zoning standards to ensure new development complements existing neighborhoods through objective design standards. • Residential parking programs: Publicize the existing residential parking permit program to manage on-street and off-street parking.	High	Short	Planning
LUD 3.	Business Improvement Districts. Facilitate the formation of Business Improvement Associations (BIA), Business Improvement Districts (BID), or similar to unite business owners into area branding, marketing, on-going maintenance, and beautification efforts.	Medium	Ongoing	Planning, Community and Economic Development
LUD 4.	Specific Plans. Create and implement Specific Plans to bridge the policies of the General Plan with the standards of the zoning code for subareas of the city. Plans should address key opportunities for the area and include the following: • The location, phasing, and amount of designated land uses, including parks and recreational uses • Objective urban design standards • Circulation network, including a comprehensive and connected trails plan • Open space and sensitive habitat • Demand for new infrastructure and utility services • An implementation program for public and private development Plans should include a broad community engagement process tailored to surrounding neighbors, property owners, businesses, tenants, and other key community members and stakeholders. New Specific Plans should be created for Seaside East, Main Gate and Fremont Boulevard.	Medium	Long	Community and Economic Development

LUD 5.	West Broadway Urban Village Specific Plan. Modify development standards in the West Broadway Urban Village Specific Plan to help spur catalytic projects and development.	High	Short	Planning, Community and Economic Development
LUD 6.	Development review. As feasible, streamline the development review and update process for projects that conform with the goals and policies of the General Plan to ensure that development applications are implemented in a timely manner. This may include ministerial review for projects that fall within the building height and intensity limits. Zoning code updates should address this development review process.	High	Short	Planning, Community and Economic Development
LUD 7.	Development fees. Develop city-wide or area-wide development impact fees for infrastructure, community benefits, and long-range planning. As part of this process, complete the following activities: - Review and modify existing fees. - Work collaboratively with developers to establish a common set of development impact fees for infrastructure, parks and recreation, transportation, affordable housing, and others as needed.	High	Medium	Planning, Community and Economic Development
LUD 8.	Development fact sheets. Create and promote a series of one-page fact sheets about permitting, zoning, building, and development requirements and questions. Incorporate sustainability practices related to building construction, site design, and renovation into materials.	Medium	Ongoing	Planning, Community and Economic Development
LUD 9.	Infill housing incentive program. Establish an infill housing incentive program. Potential incentives may include an expedited building permit process, impact fee waivers or other incentives.	Medium	Long	Planning, Community and Economic Development
LUD 10.	General Plan Reviews. Review the General Plan on a five-year cycle, including a review of individual elements and community programs. Periodically revise the General Plan and respond to individual Plan Amendment petitions.	High	Short	Planning, Community and Economic Development
LUD 11.	Resident Handbook. Prepare a handbook of information about neighborhood and civic organizations addressing subjects like disaster preparedness, neighborhood beautification, and a “how-to” communicate with City departments.	Medium	Short	All City Departments
LUD 12.	Development review for childcare. Streamline processing and permit regulation, to the extent possible, to promote and support the development of childcare facilities and family childcare homes. Review zoning regulations regarding home-based early childhood education facilities for areas that can be streamlined. Ensure consistency with State Code.	High	Short	Planning, Community and Economic Development

LUD 13.	Community liaison. Create a community liaison position to encourage community participation and support community engagement efforts, including addressing inclusion, cultural responsiveness, and selection of planning spaces.	Medium	Medium	Planning
LUD 14.	Land use monitoring. Establish a monitoring and reporting system for land use development in the city. Land use monitoring should include metrics, such as number of new housing units, affordable housing units, commercial square footage, and natural and undeveloped areas on former Fort Ord lands, among others.	High	Short	Planning
LUD 15.	Define and develop missing middle housing. Conduct an analysis of employee inflow/outflow, median housing prices, median area incomes, other demographic/housing variables, and urban form to define appropriate missing middle housing types for Seaside. Encourage the development of appropriate missing middle housing types through zoning standards, development review procedures, and appropriately structured fees that encourage missing middle units.	High	Short	Community and Economic Development

Table 21: Economic Development Programs

	Description	Priority	Time Frame	Responsibility
ED 1.	Business retention and expansion program. Create a business retention and expansion program that includes a longitudinal study of local businesses, hiring practices, workforce, and workforce means.	High	Short	Community and Economic Development
ED 2.	Comprehensive branding and marketing plan. Work with the business community to develop a Comprehensive Branding Plan that includes a new, unique logo for Seaside with accompanying fonts and other visual themes that highlight Seaside's various attributes.	High	Short	Community and Economic Development
ED 3.	Comprehensive marketing plan. Work with the business community to develop a Comprehensive Marketing Plan that includes 1) a target list of businesses for attraction and expansion; 2) policies, actions, and marketing strategies; and 3) benchmarks to measure progress in implementation. The marketing strategies should highlight value propositions for doing business in Seaside.	High	Short	Community and Economic Development
ED 4.	Marketing and support service coordination. Align efforts with regional and local partners to provide marketing services that support Seaside businesses.	Medium	Ongoing	Community and Economic Development
ED 5.	Marketing and placemaking programs. Develop marketing and beautification strategies to raise awareness of areas targeted for revitalization.	High	Ongoing	Planning, Community and Economic Development
ED 6.	Broadway Avenue Improvement Plan. Market the Broadway Avenue Improvement Plan to developers and businesses generally conducive to a pedestrian-oriented Downtown area, such as a mix of local and regional-serving retail, local serving office uses, and cafes/restaurants.	High	Short	Community and Economic Development
ED 7.	Base industry marketing program. Develop a marketing program to attract economic base industries in high regional demand with anticipated low susceptibility to seasonality or downturns including expanding innovative technology firms in Silicon Valley. Track emerging technologies with the potential for expansion and location in Seaside as part of this program.	Medium	Short	Community and Economic Development
ED 8.	Restaurant marketing campaign. Work with restaurant owners to develop marketing strategies that highlight Seaside's unique restaurants.	Medium	Ongoing	Community and Economic Development
ED 9.	Start-up/spinoff marketing program. Work in coordination with the Monterey Bay Economic Partnership and regional institutions of higher learning to develop marketing strategies to attract and expand emerging start-ups and spinoffs in innovative industries, such as agriculture technology, applied robotics, computer hardware, software, and data services.	High	Short	Community and Economic Development

ED 10.	Bureau of Land Management and State Parks marketing program. Work in coordination with appropriate city agencies and private developers to develop a marketing and branding program that highlights northern Seaside, including the Campus Town Specific Plan, as a site to potential visitors.	Medium	Long	Community and Economic Development
ED 11.	Economic Development Strategic Plan. Create an Economic Development Strategic Plan to maintain a favorable business climate and address changes in economic trends.	High	Short	Community and Economic Development
ED 12.	Cultural attractions and events. Work with local and regional organizations to establish and promote a multiplicity of cultural attractions and events in the community linked to the City's Historic Context Statement (Action C 7).	High	Ongoing	Community and Economic Development
ED 13.	Film production. Coordinate with the Monterey Film Commission, the California Film Commission, CSUMB, and local K-12 schools to market sites in Seaside for film production.	Low	Ongoing	Community and Economic Development
ED 14.	Coastal signage program. Adopt a public access/directional and interpretive sign program in accordance with Local Coastal Plan policies PAR-CZ 1.1.C. and PAR-LG 1.1.B.i. that provides residents and visitors with informational signs identifying the location of the Monterey Bay and California Coastal Trail alignments within Seaside.	Medium	Short	Planning, Public Works
ED 15.	Commercial recreational facility. Attract the development of a large-scale commercial recreational facility to serve residents and tourists.	Medium	Medium	Community and Economic Development
ED 16.	Shovel-ready inventory. Consult with private property owners and identify City-owned parcels (including those in the Long-Range Property Management Plan) to create a current list of parcels suitable and ready for development.	High	Short	Planning, Community and Economic Development
ED 17.	Infrastructure and utility provision for shovel-ready sites. Provide shovel-ready sites with necessary infrastructure and utility services to ensure efficient development.	Medium	Ongoing	Planning, Public Works
ED 18.	Market shovel-ready properties. Establish a marketing program to advertise shovel-ready opportunity sites to the development community.	High	Short	Community and Economic Development
ED 19.	Enhanced Infrastructure Financing Districts & Community Revitalization Investment Authorities. Continue to support development of an Enhanced Infrastructure Financing District(s), Community Revitalization Investment Authorities, and other financing opportunities as they arise to support the funding of long-term, more costly infrastructure improvements and associated revitalization efforts.	Medium	Ongoing	Community and Economic Development
ED 20.	Enhanced economic development utilities rate. Work with the California Public Utilities Commission, PG&E, Central Coast Community Energy, and other utility companies to establish an Enhanced Economic Development Utility Rate and accompanying program that provides discounted utility rates to attract, expand, and retain qualifying businesses.	Low	Medium	Community and Economic Development

ED 21.	Advanced and sustainable industry workforce training. Coordinate with applicable entities to identify or create training and placement programs in targeted industries including advanced manufacturing, applied robotics, agriculture technology, cannabis testing and research, computer hardware, software, data services, legal services, telecommunications, and other fields.	High	Medium	Community and Economic Development
ED 22.	Provide information for financing assistance to businesses. Develop and advertise programs that assist firms proposing substantial new job creation to access SBA and State and local development funds.	High	Ongoing	Community and Economic Development
ED 23.	Workforce training. Conduct an inventory of workforce training needs of businesses in Seaside and coordinate with regional partners, and other regional institutions of higher learning to identify or create suitable training programs, and help coordinate training resources in the County.	Medium	Medium	Community and Economic Development
ED 24.	Public-private partnerships. Support the use of public-private partnerships to foster job growth and vocational training, including partnerships used or planned by major public entities in Seaside such as with CSUMB, Hartnell College, Cabrillo College, Monterey Peninsula College, and the US Defense Department.	Medium	Ongoing	Community and Economic Development
ED 25.	Regional institutes of higher learning/City of Seaside Economic Strategic Plan. Coordinate with CSUMB and other regional institutes of higher learning to develop a joint Economic Development Strategic Plan focused on enhancing “town-gown” relationships and coordinating planning efforts as part of the Economic Development Strategic Plan. Ensure that the joint Strategic Plan addresses the following: - Partnerships between the City, the CSUMB Institute for Innovation and Economic Development, and the UCSC Center for Innovation and Entrepreneurial Development to support entrepreneurship and to bring emerging spinoffs and startups to Seaside; - Partnerships between the City and appropriate technology transfer offices of regional institutes of higher learning to support transfer of knowledge and technology to emerging spinoffs and start-ups; - Measures the City may take to facilitate the formation of emerging spinoffs and start-ups, such as assistance navigating the City’s permit process, expedited project review, and assistance in finding appropriate locations/spaces in Seaside; and - Internships and apprentice programs to connect students from regional institutes of higher learning with full-time employment opportunities in Seaside.	Low	Ongoing	Planning

Table 22: Mobility Programs

	Description	Priority	Time Frame	Responsibility
M 1.	Vision Zero Action Plan. Prepare a Vision Zero Action Plan that sets forth goals and targets to reduce car crash deaths and collisions, including active transportation and street design strategies, safe routes to school, and multi-modal transit initiatives. The plan should also include an analysis of unsafe pedestrian and cycling areas, provisions for sidewalk safety, and bike parking standards.	High	Medium	Public Works, Police, Fire, City Attorney
M 2.	Bicycle Master Plan consistency. Revise the Bicycle Master Plan and make changes to ensure consistency with the General Plan.	High	Medium	Planning, Public Works
M 3.	Parking standards consistency. Revise the Zoning Ordinance requirements for off-street parking to ensure consistency with the General Plan.	High	Short	Planning
M 4.	Pedestrian Master Plan. Develop a citywide Pedestrian Master Plan or incorporate a pedestrian element into the Bicycle Master Plan update (i.e., would become a Bicycle & Pedestrian Master Plan) to identify recommended improvements in each of the Pedestrian Improvement Focus Areas.	High	Short	Planning, Public Works
M 5.	Transportation impact criteria. Revise the Seaside transportation significance criteria for projects subject to CEQA, including adoption of a vehicle miles travelled (VMT) threshold.	High	Short	Public Works
M 6.	Transportation Impact Fee and Nexus Study. Conduct a nexus study as a basis for a transportation impact fee (TIF) program update.	High	Short	Planning, Public Works
M 7.	Dedicate City staff for Complete Streets and Safe Routes to School projects. Allocate additional staff resources to manage, implement and pursue funding for Complete Street projects, including the submittal of grant applications for bikeway, pedestrian and Safe Routes to School (SRTS) funding.	High	Ongoing	Public Works

Table 23: Conservation, Park, and Open Space Programs

	Description	Priority	Time Frame	Responsibility
C 1.	Tree Preservation Ordinance. Adopt an ordinance specifically addressing the preservation of oak trees. At a minimum, this ordinance shall include restrictions for the removal of oaks of a certain size, permit requirements for removing oaks of the size defined, and specifications for relocation or replacement of oaks removed.	High	Short	Planning
C 2.	Habitat Management Plan. Continue to partner with local, regional, and federal agencies to implement the programs outlined by the HCP and HMP.	High	Ongoing	Planning
C 3.	Seaside Habitat Management Plan. As funding becomes available, develop a Seaside Habitat Management Plan that outlines the habitat management protection measures not already addressed in the Fort Ord HMP and HCP to protect habitat and species specific to Seaside and for areas outside the Plan Area of the FORA HCP. The Seaside Habitat Management Plan should include roles and responsibilities and identify funding or financing mechanisms to implement the plan. The Seaside Habitat Management Plan should be consistent with the Fort Ord HMP and HCP.	Medium	Medium	Planning
C 4.	Fort Ord Regional Habitat Cooperative. Be a cooperative member of the Fort Ord Regional Habitat Cooperative (Joint Powers Authority), and coordinate with FORA and the other cooperating members to finalize the HCP Plan and Implementing Agreement.	High	Short	Planning
C 5.	Dark Sky Lighting Ordinance. Prepare a Dark Sky Ordinance to regulate outdoor lighting through the adoption of comprehensive citywide outdoor lighting standards.	Medium	Medium	Planning
C 6.	Archaeological Sensitivity Map. Develop a Cultural Resource Sensitivity Map based upon field and literature surveys identifying the locations of known cultural resources and areas of archaeological sensitivity within the City and its Sphere of Influence.	High	Short	Art and History Commission, Planning
C 7.	Historic Context Statement. Prepare a historic context statement to form the basis of evaluating significance and integrity of historic resources.	High	Short	Art and History Commission, Planning

C 8.	Historic Resource Survey. . Use the Historic Context Statement to guide, establish, and maintain an historic resource survey for Seaside	High	Ongoing	Planning, Art and History Commission
C 9.	Siltation Program. Seaside, in consultation with the Natural Resources Conservation Service, shall develop a program that will provide, to every landowner, occupant, and other appropriate entities information concerning vegetation preservation and other best management practices that would prevent siltation of waterways in or downstream of the former Fort Ord.	High	Short	Planning, Public Works
C 10	Update Zoning Code. Update the zoning code and requirements for all new land use development applications to establish standards that further the health and diversity of Seaside's urban forest. Updates should include tree planting guidelines, accommodation of trees during infrastructure design for projects, and preservation of mature trees where possible.	Medium	Short	Planning,
PO 1.	Wayfinding program. Implement a wayfinding and signage program to improve visibility to key City parks, the National Monument, Seaside Beach, and the State Dunes Beach.	Medium	Short	Public Works, Planning, Recreation Services
PO 2.	Joint use with MPUSD. Maintain existing joint use agreements with MPUSD to allow residents greater park access.	High	Short	Public Works, Planning, Recreation Services
PO 3.	Joint use with CSUMB. Strive to establish a formal joint use agreement with CSUMB allowing Seaside residents to use campus sports and recreation facilities.	Medium	Short	Public Works, Planning, Recreation Services
PO 4.	Joint use with US Army. Strive to establish a formal joint use agreement with the US Army allowing Seaside residents to use publicly-accessible parks and open spaces.	Medium	Short	Public Works, Planning, Recreation Services
PO 5.	Seaside history. Create a short history of Seaside and its peoples for distribution to schools, visitors and interested businesses.	High	Short	Arts and History Commission
PO 6.	Maintenance plan. Develop a park maintenance plan that specifies the types of maintenance required for each park and timing of such work.	High	Short	Public Works

Table 24: Healthy and Sustainable Communities Programs

	Description	Priority	Time Frame	Responsibility
HSC 1.	Health resources inventory. Develop an inventory of health resources in the City in cooperation with the Monterey County Department of Public Health and the Blue Zones project..	Medium	Short	Planning
HSC 2.	Healthy food choices. Develop a plan to attract more healthy food choices to the residents of the city. The plan should strategically consider location and expansion of new and existing businesses to promote access to healthy food choices throughout the city.	Medium	Long	Planning
HSC 3.	Greenhouse gas inventory. Prepare a revised greenhouse gas inventory on regular 3-year cycles.	Medium	Ongoing	Planning, Engineering
HSC 4.	Climate Action and Adaptation Plan. Prepare a Climate Action and Adaptation Plan that establishes greenhouse gas reduction targets in alignment with State targets. Specify energy, water, transportation, and other actions necessary to meet those targets. Identify Seaside's most significant potential climate change risks and vulnerabilities in order to create a framework for decision makers to build a more resilient and sustainable community. Include an adaptation strategy and regular plan maintenance as addressed in the Health and Sustainable Community Element. Special focus should be provided related to sea level rise and coastal flooding, drought, extreme heat, and wildfire risk.	High	Ongoing	Planning, Engineering
HSC 6.	Zoning and implementation ordinances. Regularly review and update zoning and building codes to enable innovative sustainability measures, including implementation of the following: • Greywater capture and reuse systems • On-site bioretention-based stormwater facilities • Wind generation on residential and commercial buildings • Electric vehicle infrastructure requirements • Establish green building performance standards • Design standards that promote healthy food and activity choices, including sidewalks, safe routes to schools, and access to parks and open space.	High	Ongoing	Planning, Building and Code Enforcement
HSC 7.	Educational materials. Produce a City resource guide for commercial and residential solar and wind installation, including information on state and local regulations, incentives, and other third-party programs.	Medium	Ongoing	Planning, Building and Code Enforcement

HSC 8.	Central Coast Community Energy. Annually review the progress of the Central Coast Community Energy region-wide collaborative partnership progress in funding renewable energy projects and reducing carbon-based emissions.	High	Ongoing	Planning, Engineering
HSC 9.	Information campaign about early childhood education. Promote significant benefits of quality early childhood education to community members, employers, businesses and developers through social marketing campaigns.	Medium	Ongoing	Planning, Community and Economic Development
HSC 10.	Licensed childcare providers. Work with local institutions of higher education and the Child Care Resource & Referral agency to coordinate and expand professional development pathways for residents to become licensed childcare providers.	Medium	Short	Planning, Community and Economic Development
HSC 11.	Child care needs assessment. The City will work with local institutions, including the Monterey County Health Department and Monterey Unified School District, to assess child care needs and will work with local organizations and institutions, where feasible, to implement programs to address childcare shortfalls.	High	Ongoing	Planning, Community and Economic Development
HSC 12.	Enrichment programs. Partner with local institutions, including the Monterey Peninsula Unified School District and Monterey County Free Libraries, and other public and private organizations to maintain and enhance existing extended learning opportunities through after-school enrichment programs, summer boost programs, school breaks, and weekends for all children.	High	Short	Planning, Community and Economic Development
HSC 13.	Siltation program. Develop a program preventing siltation of waterways focused on former Fort Ord lands.	High	Short	Public Works, Planning

Table 25: Utility Infrastructure

	Description	Priority	Time Frame	Responsibility
CFI 1.	Plan consistency. Following adoption of the General Plan, review the existing, adopted Specific Plans, and the Local Coastal Plan (LCP) and the LCP Implementation Plan, and make changes to ensure consistency with the General Plan.	High	Short	Planning, City Attorney
CFI 2.	City ordinances. Update the existing City code and ordinances to reflect current requirements and GP policies for water, sewer, and storm drainage requirements and policies.	High	Short	Planning, Public Works
CFI 3.	Water System Master Plan and Rate Study. Revise the Water System Master Plan based on current requirements and policy for Seaside Muni, CalAm, and Marina Coast	Medium	Ongoing	Seaside Municipal Water Supply
CFI 4.	Water allocation process. Take a leadership role in the development of a unified water allocation process for all local agencies, including: • Support regional efforts to develop new water supplies for Cal-Am and MCWD to ensure water supply for both existing and proposed uses within the City. • Work with regional partners (Cal-Am, MCWD, MRWPCA, and/or MPWMD) to ensure new water supplies are obtained for SMWS to meet its long- term needs. • Establish priorities for water allocation in order to catalyze investment in key areas of the City, such as Downtown (West Broadway Urban Village Specific Plan area) and Fremont Boulevard	High	Short	Public Works, SMWS, Planning
CFI 6.	MRSWMP participation. Continue to participate in the Monterey Regional Stormwater Management Program (MRSWMP).	Medium	Ongoing	Public Works
CFI 7.	Stormwater development standards. Develop a guidance document to clarify stormwater requirements specific to the Coastal Zone, the former Fort Ord, and any requirements which the City may have over-and-above the MRSWMP requirements. Identify opportunities that result in water being “credited” back to the City.	High	Short	Public Works
CFI 8.	Stormwater Master Plan. Update the 2013 Draft Stormwater Master Plan to reflect current and upcoming permit requirements and resulting capital expenditures.	High	Ongoing	Public Works
CFI 9.	Stormwater Utility Fee. Implement a Stormwater Utility Fee.	Medium	Short	Public Works
CFI 11.	Maintenance schedule. Create a routine maintenance schedule for infrastructure.	High	Short	Public Works

Table 26: Safety Element Programs

	Description	Priority	Time Frame	Responsibility
S 1.	California Building Codes. As new versions of the California Building Standards Code (CCR Title 24, published triennially) are released, adopt and enforce the most recent codes. Specifically, to minimize damage from earthquakes and other geologic activity, implement the most recent State and seismic requirements for structural design of new development and redevelopment.	Medium	Ongoing	Public Works, Building and Code
S 3.	Flood inundation map. Partner with the USGS to develop a flood inundation map to identify areas prone to localized flooding in Seaside.	Medium	Short	Public Works, Planning
S 4	Fire Code. Adopt the most recent Uniform Fire Code provisions and appropriate amendments.	Medium	Ongoing	Fire, Building and Code Enforcement
S 5.	Fire preventative measures. Develop fire prevention measures in wildland-urban interface areas to reduce wildfire hazards, in cooperation with Fort Ord jurisdictions and the surrounding communities' fire protection agencies.	Medium	Ongoing	Fire, Planning
S 6.	Remediation of hazardous and toxic materials. Work closely with regional and federal partners on former Fort Ord remediation. Perform timely reviews of the implementation progress and maintain a public record of property locations which contain hazardous materials, including a timetable for and the extent of remediation to be expected.	High	Ongoing	Planning
S 7.	Hazardous materials management. For the use of former Fort Ord lands, the City shall assess the use of hazardous materials as part of its environmental review and/or include approval, and development of a hazardous management and disposal plan as a condition of project, subject to review by the County Environmental Health Department.	High	Ongoing	Building and Code Enforcement, Fire
S 8.	Emergency Preparedness Plan. Prepare an Emergency Preparedness Plan for disaster planning and guidance in responding to emergencies.	High	Ongoing	Fire
S 9.	Emergency response training sessions. Hold annual training sessions for staff and the public to educate all residents and businesses about emergency response procedures, evacuation routes, and locations of critical facilities.	Medium	Ongoing	Fire
S 10.	Critical facilities inventory. Establish a critical facilities inventory and establish guidelines for operations of such facilities during emergencies.	High	Short	Fire, Police

Table 27: Noise Programs

	Description	Priority	Time Frame	Responsibility
N 1.	Requirement for acoustical studies. Amend development application requires so that prior to accepting development applications as complete, projects complete acoustical studies prepared by qualified professionals for all new development that is: - Proposed in the City's jurisdiction that could result in noise environments above Zone A of Table 19, (normally acceptable noise ranges), including any proposed development located within a 60dBA CNEL or higher noise contour, as shown in Figure 61, Future Noise Contours. - Proposed in the Fort Ord Planning Area that could result in noise environments above noise range I (normally acceptable ranges), as shown in Table 20. Acoustical studies shall identify mitigation measures that would be required to comply with the noise guidelines in Table 19 and Table 20 to ensure that existing or proposed uses will not be adversely affected.	High	Ongoing	Planning
N 2.	Update the City's Noise Ordinance. Provide development standards and project design guidelines that include a variety of mitigation measures that can be applied to meet City standards. Additionally, the City shall update the City's Noise Ordinance for application in the former Fort Ord, including adopting land use compatibility criteria for exterior community noise, shown in Table 4.5-3 of the FORA Base Reuse Plan Conservation Element; and incorporating the performance standards shown in Table 4.5-4 of the FORA Base Reuse Plan Conservation Element to control noise from non-transportation sources, including construction noise.	High	Short	Planning
N 3.	Construction noise limits. Review the hours of allowed construction activity to ensure they effectively lead to compliance within the limits (maximum noise levels, hours and days of allowed activity) established in the City's noise regulations (Title 24 California Code of Regulations, Zoning Ordinance, and Chapter 21A of the Municipal Code).	Medium	Ongoing	Planning

N 4.	Reduce motor vehicle noise. The City should coordinate with Caltrans to evaluate the exposure of existing and future residences in Seaside to noise generated by motor vehicle activity on State Route 1 and Canyon Del Rey Boulevard/State Route 218. As appropriate and feasible to protect residents from excessive traffic noise, the City should encourage the construction of aesthetically pleasing sound barriers on Caltrans facilities.	Medium	Ongoing	Planning, Caltrans
N5.	Reduce rail noise. If TAMC initiates passenger rail service in Seaside, the City should coordinate with TAMC to encourage the designation of “quiet zones” along the rail corridor adjacent to land uses that are sensitive and/or the installation of aesthetically pleasing sound barriers to reduce the exposure of nearby residences to rail noise. In addition, the City should coordinate with TAMC to encourage the design and use of trains that reduce groundborne vibration.	Medium	Ongoing	Planning, TAMC

Physical Improvements

The table below identifies physical improvements to implement the General Plan's vision and policies, organized by Plan Chapter. Physical improvements are consistent with each chapter's goals and policies, though not every chapter has associated physical improvements.

Table 28: Mobility Physical Improvements

	Description	Priority	Time Frame	Responsibility
M 2.	High-Priority Crossing Improvements. Install intersection-specific crossing improvements to reduce the rate of collisions at the following intersections: - Hilby Avenue & Fremont Boulevard: Install pedestrian crossing enhancements to reduce the rate of pedestrian collisions. - Del Monte Avenue & Canyon del Rey Boulevard: Install high-visibility bicycle lane or sharrow treatments to reduce the rate of bicycle collisions.	High	Short	Public Works
M 3.	Noche Buena Safe Routes to School & Traffic Calming Improvements. Plan, design, and install pedestrian improvements along the Noche Buena Avenue corridor that connects Seaside High School with Del Rey Woods Elementary School. Include traffic calming measures on segments not served by MST JAZZ service (north of Playa Avenue and south of Hilby Avenue). Initial planning could occur as part of the Pedestrian Master Plan (see Mobility Programs), or sooner as a standalone project.	High	Short	Public Works
M 4.	East Broadway Complete Streets. Construct "complete street" improvements on Broadway Avenue, between Fremont and General Jim Boulevards, as identified in the 2040 General Plan Mobility Element to include: - Reduce motor vehicle lanes to one through lane per direction to allow for bicycle lanes and wider sidewalks. - Widen sidewalks to 15 feet between Fremont Blvd & Noche Buena Ave. - Provide bulbouts at most crosswalks to reduce crossing distances. - Provide transit stop amenities at MST JAZZ stops located on East Broadway.	High	Short	Public Works

M 5.	Fremont Boulevard Complete Streets Corridor. Construct street improvements on Fremont Boulevard, as identified in the Seaside 2040 Mobility Element to include: • Install bicycle lanes in both directions. • Reduce to one southbound through lane for motor vehicles to allow for a reduction in pedestrian crossing distances, wider bicycle lanes. • Coordinate signals to reduce delays to all travel modes. • Provide transit stop amenities at MST JAZZ stops. Consider the provision of transit signal pre-emption, and bus queue-jump lanes at some locations, to reduce delays to MST JAZZ service on Fremont Boulevard.	High	Ongoing	Planning, Engineering
M 6.	LaSalle Avenue Safe Routes to School & Traffic Calming Improvements. Plan, design and install pedestrian improvements along the LaSalle Avenue, from Del Monte Boulevard to Old Terrace Elementary School. Initial planning could occur as part of the Pedestrian Master Plan (see Mobility Programs).	High	Medium	Public Works
M 7.	FORTAG Trail. Construct the FORTAG trail. Add wayfinding, viewing platforms, seating, and other amenities. Seaside reserves the right to modify portions of the trail within city boundaries. Connect the FORTAG trail to the circulation network of the city, including but not limited to Broadway Avenue, Hilby Avenue, San Pablo Avenue, Eucalyptus Road, Campus Town, Main Gate, and under Highway 1.	High	Medium	Public Works
M 8.	Coastal Access Pedestrian Improvement Focus Area Design. Pursue funding for, and construct pedestrian improvements between Oldemeyer Center and the coastline.	Low	Medium	Public Works, Caltrans
M 9.	Bicycle Boulevards. Design, pursue funding for, and construct bicycle boulevards to connect Seaside neighborhoods and schools as identified in the Mobility Element.	Low	Medium	Public Works
M 10.	Del Monte Boulevard Complete Streets Corridor. North of Broadway: reduce to one northbound through lane for motor vehicles (concurrent with elimination of one southbound lane on Fremont Boulevard) to allow for bicycle lanes (without requiring removal of on-street parking), and reduced pedestrian distances. Coordinate signals for southbound travel.	Low	Medium	Public Works
M 11.	Seaside East: Complete Streets Network & Pedestrian Improvement Focus Area improvements. Construct the complete street improvements to serve Seaside East concurrent with, and primarily funded by, new development in Seaside East.	Low	Ongoing	Community and Economic Development, Public Works

M 12.	Campus Town Complete Streets Network & Pedestrian Improvement Focus Area. Construct the complete street improvements to serve Campus Town, concurrent with, and primarily funded by, new development.	High	Ongoing	Community and Economic Development, Public Works
M 13.	Seaside Transit Station. Continue to support efforts aimed at providing regional rail or bus rapid transit (BRT) service that would include the planned Seaside Transit Station on Del Monte Boulevard at the western end of Broadway Avenue.	High	Medium to Long	Public Works, TAMC
M 14.	Citywide Bikeway Network Completion. Complete installation of the entire planned citywide network of Class II bicycle lane, Class III-E Bicycle Boulevard and Class IV Exclusive Bikeway segments by 2030.	High	Medium to Long	Public Works
M 15.	Highway 1 – Redesign of Franklin Boulevard Interchange. Continue to pursue the planned, but unfunded, redesign of the Highway 1 interchange with Franklin Boulevard.	Medium	Long	Public Works, Caltrans
M 16.	Roundabouts. Consider installation of roundabouts to reduce speeds on General Jim Moore Boulevard and at other locations as shown on the 2040 Roadway Network map, subject to available funding.	Low	Long	Public Works
M 17.	New Highway 1 Interchange to/from Monterey Road. Collaborate with Caltrans and TAMC to pursue implementation of the proposed additional Highway 1 interchange to/from Monterey Road, subject to available funding.	Low	Long	Public Works, TAMC, Caltrans
M 18	Visibility Improvement of Crosswalks. Improve safety at crosswalks where paint has faded	Medium	Ongoing	Public Works

Table 29: Parks, Open Space, and Conservation Physical Improvements

	Description	Priority	Time Frame	Responsibility
PO 1.	Seaside East Regional Park. Build approximately 50 acres of commercial recreational open space and parks in Seaside East.	High	Medium	Public Works
PO 2.	FORTAG. Connect the FORTAG trail. Add wayfinding, viewing platforms, seating, and other amenities. Connect the FORTAG trail to the circulation network and consider place making opportunities.	High	Medium	TAMC
PO 3.	Parks in Existing Seaside Neighborhoods. Create new parks within existing Seaside Neighborhoods as funds and opportunities are available	Medium	Long	Public Works
PO 4.	Parks in existing Seaside neighborhoods. Create new parks within existing Seaside neighborhoods, as identified in the West Broadway Urban Village Specific Plan, the Parks Master Plan, and north of East Broadway (as funds are available).	High	Long	Public Works

Table 30: Infrastructure Physical Improvements

	Description	Priority	Time Frame	Responsibility
CFI 1.	Capital improvement projects. Implement capital improvement projects identified in the Water System Master Plan.	Medium	Ongoing	Public Works
CFI 2.	Water supply. Modify the SMWS system to allow new supplies developed in conjunction with regional partners (Cal-Am, MCWD, MRWPCA, and/or MPWMD) to be transmitted and connected to the SMWS system.	High	Short	Public Works
CFI 3.	Short-term (priority) storm drainage projects. Implement near-term capital improvement projects identified in the Stormwater Master Plan.	High	Short	Public Works
CFI 4.	Long-term storm drainage projects. Implement medium- and long-term capital improvement projects identified in the Stormwater Master Plan.	Medium	Medium/ Long	Public Works

Notes

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City of Seaside



SEASIDE
CALIFORNIA

2023-2031 Housing Element

Draft
May 2023

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 sixth cycle update and covers the planning period of December 15, 2023 through December 15, 2031.

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

- **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:
 - Decreased adults in the family-forming age (25-44) due to the rising housing costs and limited employment opportunities;
 - Increased senior population (65+); and
 - Increased single households, including seniors living alone.These trends typically lead to the demand for smaller housing units, alternative housing options, and options for rental housing.
- **Housing problems relating to housing age, cost burden and overcrowding.**
 - At least 80 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 39 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 63 percent of the renter-households vs. 28 percent of the owner-households are experiencing housing cost burden. Overcrowding is also more prevalent among renter-households at 17 percent compared to five 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 2010 and 2020, the City's housing stock actually contracted by 55 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.

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:

- **Multi-family housing construction.** Encourage the construction of high-quality, well-designed multi-family housing and residential mixed-use projects along Broadway Avenue, Fremont Boulevard, the City’s existing multi-family 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 prefabricated 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.
- **Replacement housing.** Require the replacement of housing units demolished as a result of redevelopment on sites identified in this Housing Element, if the units were deed-restricted as affordable to lower income households or were occupied by lower income households.
- **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.** Pursue meaningful actions to remove or mitigate 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, low barrier navigation centers, 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 of 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 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 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.

The Neighborhood Improvement Commission convenes regularly, producing recommendations to City Council on ways to improve the appearance of the City and elicit voluntary cooperation to minimize vandalism. The Commission encourages citizens to beautify and upgrade their properties and remove items that adversely influence property values. In addition, they encourage voluntarily compliance with various city codes relating to the general appearance of the City; work with service clubs and civic organizations to promote and implement programs to help in neighborhood cleanup efforts; and conduct administrative hearings relating to property maintenance.

One of the Commission's primary objectives is to encourage Seaside residents to beautify and upgrade their landscapes and home exteriors. Each month, the Neighborhood Improvement Commission, through a House of the Month program, nominates several homes in a selected area for their curb side appeal, and outstanding property maintenance. The Commission then votes to determine a single winner. Winners are then invited to attend a City Council meeting where they are presented an award by the Mayor consisting of a personalized engraved plaque, and a gift certificate to any local business of their choice. In promoting and recognizing residents with well-kept homes and beautiful landscapes, the Commission proactively helps in positively influencing surrounding property values and improving the overall livability throughout the City.

2023-2031 Timeframe and Objectives:

- Continue to implement the Neighborhood Improvement Commission (NIC) and focus code enforcement efforts in the target areas with concentrated issues of code violations. Conduct monthly meetings with the NIC to address housing conditions issues.
- Promote the app, SeeClickFix that allows anyone to report problems to the City for resolution via their smartphone. Distribute code enforcement business cards with links to the app to residents and businesses.
- Annually 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.

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. While foreclosure has not been a significant trend in the last ten years or so, with the economic impacts of Covid, foreclosure rate is expected to rise. This program will help prevent blighting conditions to occur.

2023-2031 Timeframe and Objectives:

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

- 3. Acquisition/Rehabilitation:** Approximately 80 percent of the City's housing stock was built prior to 1990, making the majority of the housing units older than 30 years. The City has a significant need for housing rehabilitation assistance, both in the rental and ownership housing inventories. In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside.

2023-2031 Timeframe and Objectives:

- Partner with nonprofits to acquire and rehabilitate deteriorating multi-family housing units with the goal of rehabilitating 20 units between 2023 and 2031. 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.

Financing: State and federal housing funds as available

Responsible Agencies: Community Development/Housing Program Manager; Seaside Housing Collaborative

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

2023-2031 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 and annually update information on energy conservation and financial incentives (e.g., tax credit, utility rebates, etc.) on the City's website.

Financing: None required

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

Housing Production, Diversity, and Opportunities

- 5. Adequate Sites for RHNA and By-Right Approval:** 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. For the sixth cycle Housing Element, the City has been assigned a Regional Housing Needs Allocation of 616 units (86 very low; 55 low; 156 moderate; and 319 above moderate income units). With projected ADUs (112 units) and approved projects (Enclave at Cypress Grove), Parker Flats, and Campus Town, the City has a remaining RHNA of 66 units (47 very low; 13 low; and 6 moderate income units).

With the identified vacant and underutilized sites, under the existing Land Use policy, the City would have a 12-unit shortfall of lower income sites capacity. These sites, under the proposed Land Use policies would provide adequate sites for the remaining RHNA.

2023-2031 Timeframe and Objectives:

- Pursuant to AB 1397, amend the Zoning Code by 2024 to permit residential use by right for housing development in which at least 20 percent of the units are affordable to lower income households if the sites meet one of the following conditions:
 - Sites that were identified in the fifth cycle Housing Element for meeting the lower income RHNA
 - Sites that are identified in the sixth cycle Housing Element to be rezoned to higher density for meeting the lower income RHNA (see below)
- Pursue adoption of the 2040 General Plan by 2024, providing adequate capacity for the City's remaining RHNA of 66 units (47 very low; 13 low; and 6 moderate income units).
- Complete rezoning of sites inventory (to accommodate the shortfall of 12 lower income units) by 2024 to implement the proposed Land Use policy to provide adequate sites for RHNA. The rezoned sites will meet the requirements of Government Code 65583.2, including but not limited to a minimum density of 20 units per acre, minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower income households. As part of the rezoning, appropriate development standards (including but not limited to setbacks, lot coverage, height, and parking, among others) will be established to ensure the allowable maximum density of each zone can be achieved.
- Provide the residential sites inventory to interested developers.
- Pursue development of future growth areas and future specific plan areas through specific or master planning techniques. Ensure that residential development is considered in these areas to accommodate the appropriate mix of future housing needs in the community.

Financing: General fund

Responsible Agency: Community Development/Planning Division

- 6. 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

2023-2031 Timeframe and Objectives:

- By 2024, as part of the comprehensive Zoning Ordinance update, establish the replacement requirements pursuant to State law. Specifically, mitigate the loss of affordable housing units by requiring new housing developments to replace all affordable housing units lost due to new development.

Financing: General Funds

Responsible Agency: Community Development/Planning Division

- 7. 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.

2023-2031 Timeframe and Objectives:

- By the end of 2024, establish a formal procedure to comply with SB 166 (No Net Loss). 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, the sites shall be rezoned within 180 days when a shortfall in RHNA capacity is identified.

Financing: General fund

Responsible Agency: Community Development/Planning Division

- 8. 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.

2023-2031 Timeframe and Objectives:

- Encourage lot consolidation by assisting interested developers in identifying sites with consolidation potential.
- By 2024, 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.
- Require the merger of contiguous substandard lots of record when a property is developed or redeveloped.
- In 2026, assess the effectiveness of incentives and actions in promoting the consolidation and development of small parcels, and make appropriate adjustments to facilitate lot consolidation.

Financing: General fund

Responsible Agency: Community Development/Planning Division

9. **Accessory Dwelling Units (ADUs):** Recognizing the potential of accessory dwelling units as an affordable housing option, the State has passed several significant to ease restrictions on these units. The City adopted a comprehensive update of its ADU provisions in April 2022 and again in March 2023 to ensure compliance with changes to Government Code Sections 65852.2 and 65852.22. The City website has a page dedicated to ADU Guide, which provides a step-by-step building permit process. The City has also made available three pre-approved plans for ADU. Plan check fees are waived for property owners who use the pre-approved ADU plans.

In 2021, the City allocated five acre-feet of water for owners to purchase to construct ADUs. The City's ADU Guide provides a link for property owners to apply for additional water rights.

The City also secured \$1,000,000 in CalHome grant to implement an ADU Loan Program.

2023-2031 Timeframe and Objectives:

- Facilitate the development of 112 ADUs over eight years.
- Annually update the City website to provide ADU resources and technical guidance for the public.
- Inform ADU applicants that ADU units are subject to SB 329 and SB 222- rental unit cannot be denied based on source of income - by posting information on the City website and the ADU application.
- Annually assess the availability of water rights for ADU construction.
- By the end of 2023, update City website to provide link to California Housing Finance Agency (CalHFA) ADU Grant Program that provide a \$40,000 grant for income-eligible homeowners to pay for pre-development expenses.

- By 2024, implement the CalHome ADU Loan program, with the goal of facilitating providing loans for the construction of ten ADUs to be occupied by low income renters. Pursue additional funding at least every other year.

Financing: General fund

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

Housing Affordability and Protections

10. 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:

- **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. In March 2020, the City created a dedicated Housing page on its website to provide links to various housing resources, including homebuyer assistance.

2023-2031 Timeframe and Objectives:

- Periodically update the City website to promoting resources available to first-time homebuyers.
- Annually explore and pursue funding opportunities to reinstate homebuyer assistance programs with the goal of assisting ten households.
- Continue supporting ECHO First Time Homebuyer Counseling services in Seaside.

Financing: None required

Responsible Agencies: Community Development/Housing Program Manager

11. 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.

2023-2031 Timeframe and Objectives:

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

- Promote the use of HCVs, with the goal of assisting 125 very low income households.
- 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.

Financing: Section 8

Responsible Agencies: Community Development/Housing Program Manager; HAMC

12. Preservation of Publicly Assisted Low Income Housing: The City has an inventory of 447 rental units in five developments that are deed-restricted as affordable housing for lower income households. None of these units are considered at risk of converting to market rate in the next ten years.

In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside.

2023-2031 Timeframe and Objectives:

- **Monitor Units at Risk:** The City will keep in regular contact with the five projects with affordable units to monitor any change in status or intent to maintain the projects as affordable housing. 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 any of these projects 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. New State law requires noticing the tenants three years, one years, and six months ahead of conversion.
- **Work with Potential Priority Purchasers:** Work with Seaside Housing Collaborative to pursue acquisition/rehabilitation opportunities.

Financing: None required.

Responsible Agencies: Community Development/Housing Program Manager; Seaside Housing Collaborative

13. Affordable Housing Development: The proposed General Plan introduces higher density mixed use development opportunities in the community. To implement the City's proposed 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.

2023-2031 Timeframe and Objectives:

- By 2024 and as part of the comprehensive update to the Zoning Ordinance, through a form-based code approach, 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 2024 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 100 affordable housing units for lower income households, prioritizing funding for projects that include affordable housing for extremely low income households 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.
 - Assist developers identifying available sites for affordable housing.

Financing: Inclusionary Housing In-lieu Fee

Responsible Agencies: Community Development/Housing Program Manager

14. 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 been updated to reflect recent changes in State 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.
- **AB 1763:** Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.

- **AB 1227:** Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- **AB 2345:** Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided from 35 percent to 50 percent.

2023-2031 Timeframe and Objectives:

- By 2024 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.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

15. 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.

2023-2031 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.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

Remove Potential Constraints

16. Multi-Family and Mixed Use Development Standards and Design Guidelines: Multi-family and mixed use construction in the City is required to undergo architectural review. The City is adopting a form-based code approach, with objective design standards, to guide multi-family and mixed use development in the City. In addition, the City will establish appropriate development standards to ensure maximum density can be achieved in each zone. Specifically, guest parking of one space per unit can be a constraint to multi-family and mixed use development.

2023-2031 Timeframe and Objectives:

- By 2024, establish objective design standards on site planning, massing and scale, and architecture features for multi-family and mixed use development. Establish appropriate development standards (parking, height, setbacks, etc.) to ensure maximum density can be achieved in each zone.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

17. 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, but not the RH zone. As part of the Zoning Ordinance update, the City will prohibit new single-family housing RH zone as a strategy to preserve residential capacity for multi-family housing.

2023-2031 Timeframe and Objectives:

- By 2024 and as part of the comprehensive update to the Zoning Ordinance, prohibit single-family housing in RH zone (market-rate or affordable).

Financing: General fund

Responsible Agencies: Community Development/Planning Division

18. 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 few years, it does not currently have access to that water due to the cease and desist order. The City has, however, allocated five acre-feet of water for ADUs. To facilitate development of the remaining RHNA of 66 units, the City is working with other jurisdictions and agencies to maintain and augment the existing water supply.

2023-2031 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, including:
 - Private water: On an ongoing basis, the City will monitor opportunities where the use of private water may be beneficial to accomplish housing objectives. As of May 2023, the City is finalizing an agreement with California American Water Company regarding the use of stored water credits for Ascent Broadway project, an approved project with 106 residential units. The project has been stalled primarily by the Regional Water Quality Control Board order 95-10 which prohibits California American Water from serving parcels where there is new increased development without having identified an additional water supply.

- o 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. Specifically, the City Council approved an approximately \$7.5 million capacity fee to Marina Coast Water District to bring recycled water to the golf course for the In-Lieu Storage Program, which allows Seaside to accrue water storage credits for the recycled water placed on the golf course. This stored water credit is made available to the Ascent Broadway project.
- o 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: The Pure Water Monterey project provides 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.
- o California American Water Desalination Project: In November 2022, the California Coastal Commission approved the desalination project. California American Water plans to build the plant to pump ocean water, desalinate it and provide drinking water to 100,000 people on the Monterey Peninsula.

Financing: None required.

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

Housing Opportunities for Special Needs Residents

19. 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).

2023-2031 Timeframe and Objectives: By 2024 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:

- o 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.
 - o 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).
 - o 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.
- **Parking Requirements for Small Residential Care Facilities:** State law states that residential care facilities serving six or fewer residents may not be subject to stricter zoning standards than other residential uses. Therefore, the parking requirements in Zoning Ordinance Table 3-8 for residential care facilities should be modified to clarify this requirement. Currently, Table 3-8 does not differentiate parking requirements between small (six or fewer persons) and large facilities and are stricter than those required of other similar residential uses.
- **Reasonable Accommodations:** The City of Seaside currently processes requests for reasonable accommodation for disabled persons via a Minor Use Permit. This procedure is considered potentially constraining to housing for persons with disabilities as the public hearing process before the Zoning Administrator 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 2024 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.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

20. Housing Facilities and Services for the Homeless: The 2022 County Point-in-Time Count of the homeless estimates 90 unsheltered 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.

2023-2031 Timeframe and Objectives:

- Annually, evaluate the homeless needs and gaps in services and facilities and allocate funding via the homeless committee and CDBG program.
- Assist 800 lower income residents and those with special needs annually.

Financing: General fund; CDBG

Responsible Agencies: Community Development

Affirmatively Furthering Fair Housing

A detailed assessment of fair housing in Seaside is located in the Technical Appendix to this Housing Element. The City will undertake a series of actions to further fair housing in the community. These actions are summarized in Table 1 and work in concert with the City's various housing programs outlined in this Housing Element.

21. Fair Housing Outreach and Education: The City will utilize qualified fair housing service providers to conduct outreach and education to the community regarding fair housing.

2023-2031 Timeframe and Objectives:

- Continue to provide CDBG funding to continue ECHO's work in Seaside. Refer households experiencing housing instability or crisis to the City of Seaside's Family and Community Support Program (FCSP) which provides crisis intervention and linkages to resources including housing and basic needs.
- Ensure ECHO's in-person outreach efforts consider the characteristics of the special needs populations (lower income, Hispanic, elderly, persons with disabilities, language spoken) and their location (Census Tracts 137) by:
 - o Ensuring in-person outreach is done in CT 137
 - o Making outreach materials available in Spanish
- Reviewing outreach effectiveness quarterly.
- Update City website to provide bilingual information regarding fair housing rights and resources.
- Update the Zoning Ordinance by 2024 to comply with State housing laws regarding housing for special needs.

- Ensure ECHO includes outreach and education of the State's Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing.

Financing: General fund; CDBG

Responsible Agencies: Community Development

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Table 1: Summary of AFFH Actions

Program	Actions	Timing	Geographic targeting	Metrics
Outreach and Enforcement				
Program 21: Fair Housing Services	Continue to provide CDBG funding to continue ECHO's work in Seaside. Refer households experiencing housing instability or crisis to the City of Seaside's Family and Community Support Program (FCSP) which provides crisis intervention and linkages to resources including housing and basic needs.	Annually	Citywide but ensure that outreach is done in an intentional manner in 137.	Increase fair housing inquiries and referrals based in CT 137 by 10%
	Ensure ECHO's in-person outreach efforts consider the characteristics of the special needs populations (lower income, Hispanic, elderly, persons with disabilities, language spoken) and their location (Census Tracts 137) by: - Ensuring in-person outreach is done in CT 137 - Making outreach materials available in Spanish Reviewing outreach effectiveness quarterly.	Starting Q1 2024		
	Update City website to provide bilingual information regarding fair housing rights and resources.	Q1 2024		
	Update the Zoning Code to comply with State housing law.	By end of 2024	Citywide	Update the City Zoning Code to adhere with state housing element law.
	Ensure ECHO includes outreach and education of the State's new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing.	2023-2031	Citywide	Increase voucher use by 10%. And/or decrease discrimination complaints based on source of income by 10%.
Encouraging development of new affordable housing in high-resource areas				
Program 5: Adequate Sites for	Pursue adoption of the 2040 General Plan by 2024, providing adequate capacity for the City's remaining RHNA of 66 units (47 very low; 13 low; and 6 moderate income units).	2024	Citywide	Meet RHNA targets (86 very low, 55 low, 156 moderate, and 319 above moderate.

Program	Actions	Timing	Geographic targeting	Metrics
RHNA and By-Right Approval	Complete rezoning of sites inventory (to accommodate the shortfall of 12 lower income units) by 2024 to implement the proposed Land Use policy to provide adequate sites for RHNA.	2024	Citywide	
	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.	2025-2027	Seaside East	
	Develop new housing opportunities throughout the City by supporting the Seaside Housing Collaborative and identify additional potential development partners and sites .	Annually	Citywide	Pursue development of 141 lower income units.
Program 9: Accessory Dwelling Units	Facilitate the development of 112 ADUs over eight years. Advertise the availability of Pre-approved ADU plans. Provide water rights for ADUs.	2023-2031	Citywide, with emphasis in lower density neighborhoods	Facilitate development of 112 ADUs Through the CalHome ADU Loan program, assist ten low income tenants.
	Implement CalHome ADU Loan program	2024	Citywide, with emphasis in lower density neighborhoods	

Program	Actions	Timing	Geographic targeting	Metrics
Enhancing mobility strategies and promoting inclusion for protected classes				
Program 11: Housing Choice Voucher Program Program 21: Fair Housing Outreach and Education	Landlord outreach to expand the location of participating voucher properties and increase mobility of households to tracts closer to transit by: - Educating existing landlords in CT 135 and attract new property owners outside of CT 135. - Host landlord fairs in city community centers and listening sessions in partnership with other Housing CBOs. Develop outreach and education materials to combat source-of-income stigma via targeted outreach campaign.	By the end of 2024	Citywide, with emphasis in higher income areas	Hold at least one landlord fair/year. Develop at least one landlord pamphlet and infographic by the end of 2024. Distribute to partners and digitally.
Program 9: Accessory Dwelling Units	Inform ADU applicants that ADU units are subject to SB 329 and SB 222- rental unit cannot be denied based on source of income- by posting information on the City website and the ADU application.	Begin Q1 2024	Citywide, with emphasis in higher income areas	Facilitate the development of 112 ADUs over eight years. Promote the use of HCVs for ADUs (target 5 units over eight years).
Program 10: Homebuyer Assistance	Build generational wealth by supporting homeownership opportunities. - Continue supporting ECHO First Time Homebuyer Counseling services in Seaside. - Identify and pursue funding sourced from HCD and HUD, as well as partnerships with non-profits and lenders to provide homebuyer assistance. Pursue applying for available grant funding resources to reinstate the Homebuyer Assistance Program and include information about the program in the planned targeted outreach events in CT 137 if funding is awarded.	Annually	Citywide	Reinstate Homebuyer Program and offer assistance to 10 households. And/or increase homeownership rates for residents in tract 137.
Place-Based Strategies				

Program	Actions	Timing	Geographic targeting	Metrics
AFFH Actions: Community Development	Invest in improvements in low-income, racially segregated communities, especially Census tract 137, by - Prioritizing basic infrastructure improvements (e.g., water, sewer) - Targeting acquisition and rehabilitation to vacant and blighted properties in this tract Prioritize capital improvement projects in this census Tract 137.	2023-2021	LMI Tracts and Census Tract 137	One public improvement project annually.
	Conduct proactive community engagement; continue to educate the community about health and safety codes via increased outreach, especially in Census Tract 137.	Begin Q1 2024	Census Tract 137	Resolve 15 percent of compliant cases in CT 137, s
	Implement the City's CalHome ADU Loan Program. Ensure program outreach is conducted in Census Tract 137.	By Q3 2024	Census Tract 137	Issue ten loans for ten ADUs for low-income renters. Have ten Certificates of Occupancy issued by the end of the 6 th Cycle.
	Recruit residents from CT 137 to serve on boards, committees, task forces and other local government decision-making bodies.	Begin Q1 2024	CT 137	Provide expanded advertisements for the positions to increase applications from residents in CT 137.
AFFH Actions: Broadway Avenue Complete Streets Project	Begin construction/complete Broadway Avenue Complete Streets Projects. Implement non-infrastructure programming designed to increase the shift to active transportation modes and long-term behavior change.	Anticipated construction starting in FY 25/26	CT 137	Connect low income neighborhoods and senior living facilities to schools, jobs, shopping, churches, health services, and high quality transit along Broadway Boulevard Increase safe bicycling and walking for people of all ages and abilities in the city.

Program	Actions	Timing	Geographic targeting	Metrics
AFFH Actions: Supportive Services for Special Needs	The City of Seaside provides various youth programs and is continually evaluating opportunities to expand. Programs include: - CHAMP Program, administered by the Seaside Police Department provides mentorship to Seaside Youth - Youth Employment Program, administered by the Seaside Recreation Department, provides youth ages 15-18 with first time paid job experience during the summer in conjunction with resume and job search support. - Police Youth Diversion Program, administered by the Seaside Police Department and Monterey Peninsula Unified School District prevents youth from entering the justice system by providing them with positive alternatives and counseling. - VIP Program, administered by the Recreation Department, provides teens with an opportunity to gain work experience and skills while earning community service hours. - Workshops: The Seaside Recreation Department hosts monthly workshops for local teens. Topics include but are not limited to Financial Health, Youth Employment Opportunities, and Job Readiness. The City will: - Continue to engage in bilingual outreach and provide program materials in English and Spanish. - Identify ways to target outreach with community partners and school sites.	By Q1 2024	Census Tract 137	Track program participation and increase program enrollment from children in CT 137
AFFH Actions: Digital Divide	Taking action to close the digital divide by considering the needs of residents in Census Tract 137 if funding	Pursue funding annually	CT 137	Seaside Broadband Master Plan outreach process to include active outreach to CT 137.

Program	Actions	Timing	Geographic targeting	Metrics
	becomes available for the Seaside Broadband Master Plan.			
Anti-Displacement				
AFFH Actions: Tenant Protection and Anti- Displacement	Ensure existing residents in Census Tract 137 can remain and benefit as the neighborhood improves by: - Creating a registry of affordable units available Citywide and posting in the City website Inform residents of online registry during targeted outreach events (by ECHO and during Parks Master Plan development)	Begin registry in Q2 2024 and update on an ongoing basis. Utilize registry to notify residents as part of outreach strategy.	CT 137	Create registry by Q2 2024. Update quarterly, every 3 months, annually.
AFFH Actions: Economic Development	Increased housing and jobs opportunities through the West Broadway Urban Village Specific Plan (WBUVSP), which encourages higher density and mixed-use redevelopment, in CT 140. Ensure existing businesses in CT 140/WBUVSP area benefit from redevelopment by: - Continuing to conduct on-site multi-lingual outreach to small businesses. About two to three times a month, a dedicate outreach staff member makes on-site visits to educate small business owners regarding potential financing and access to low-cost capital - Continuing to organize Community Business Meetings on an occasional basis, sometimes based on a specific topic and sometimes just to obtain feedback. - Increase the visibility of the Economic Development staff located within the West Broadway Urban Village. The City is presently researching potential providers of technical assistance to small businesses.	2023-2031	CT 140	Maintain and seek to increase the number of businesses.

Quantified Objectives

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

Table 2: Quantified Objectives for 2023-2031

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed	43	43	55	156	319	616
Units to be Rehabilitated	5	5	10	--	--	20
Units to be Conserved	223	224	--	--	--	447



City of Seaside



SEASIDE
CALIFORNIA

2023-2031 Housing Element Technical Appendix

Draft

May 2023

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Section 1: Introduction

This Technical Appendix is a companion document to the 2023-2031 Seaside Housing Element. The Technical Appendix contains all the detailed research and analyses to assess the housing needs in Seaside, and the constraints and opportunities for addressing those needs.

A. Organization

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): Reviews and analyzes progress made in achieving housing goals in the last Housing Element
- Community Engagement (Section 6): Describes efforts to engage the community throughout the housing element process
- Affirmatively Furthering Fair Housing (Section 7): Includes the Housing Element requirements established by AB 686 to affirmatively further fair housing including an assessment of fair housing, the identification and prioritization of significant contributing factors to segregation, R/ECAPS, opportunity access, and disproportionate housing needs. Meaningful actions to address disparities and needs found in the AFFH are found in the Housing Plan.

B. Brief History of Seaside

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 have 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, 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.

C. 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:
 - Decreased adults in the family-forming age (25-44) due to the rising housing costs and limited employment opportunities;
 - Increased senior population (65+); and
 - Increased single households, including seniors living alone.

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

- **Housing problems relating to housing age, cost burden and overcrowding.**
 - At least 80% of the housing stock is more than 30 years old, the age when rehabilitation or substantial repairs may be needed.
 - About 75% of the housing stock comprised single-family homes, with 39% of the households being owner-households. This implies that 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% of income on housing) and overcrowding (with more than one person per room). Approximately 63% of the renter-households versus 28% of the owner-households are experiencing housing cost burden. Overcrowding is also more prevalent among renter-households at 17% compared to 5% 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 2010 and 2020, the City's housing stock actually contracted by 55 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 an increase in property values.

- **Water supply.** The Monterey Peninsula has long faced water supply challenges that have hindered new residential development opportunities. Seaside has a remaining water allocation balance of 43 acre-feet (in the former FORA), a majority of which is appropriated for proposed economic development projects, which include mixed use projects. The City's development strategy is to focus on mixed-use developments to promote balanced jobs and housing growth within the built-out urban areas of Seaside proper.
- **Future Residential Development.** This General Plan update offers an opportunity to reexamine the City's land use policies and seek strategies for preserving and improving the City's low and medium density single-family neighborhoods on the one hand and increasing the potential of infill residential development in medium to high density focus areas. Areas with residential development potential include:
 - Parcels within the **West Broadway Urban Village Specific Plan** are designated for a range of residential densities. Up to 60 units per acre is allowed and mixed use project must have a minimum density of 30 units per acre.
 - Mixed use opportunities along **East Broadway Boulevard corridor** and **Fremont Boulevard corridor**.
 - The **Long Range Property Management Plan** of the Seaside Successor Agency identifies a number of agency-owned properties that may be disposed of for development in the future (discussed further later). Six of those properties are identified as potential sites with residential/mixed use development potential. One has already been acquired by a developer to construct an 80-unit apartment project.
 - **Seaside East future growth area** and **future specific plan area** offer long-range residential growth potential for single-family, multi-family, 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.

A. 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% 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 had increased by 26% since 2000. The population in group quarters has remained the same in the last 10 years. The 2020 Census estimates a group quarters population of 1,180 persons in Seaside.

Seaside continues to be the most populated city (32,068 residents) on the Monterey Peninsula. While the City had a 3.2% increase in population from 2010 to 2016, its population has decreased by 5.9% since the 2016 midterm update to the Housing Element. Table App-1 summarizes population change from 2010 to 2022 for cities on the Monterey Peninsula and Monterey County. All the Peninsula cities as well as the County's overall population have decreased over the last 6 years, with Carmel seeing the greatest decrease (21%) since 2016.

Table App-1: Population Change					
Jurisdiction	2010 Census	2016 DOF*	2022 DOF*	Percent Change	
				2010-2016	2016-2022
Carmel	3,722	3,833	3,041	3.0%	-20.7%
Del Rey Oaks	1,624	1,666	1,539	2.6%	-7.6%
Monterey	27,810	28,610	28,082	2.9%	-1.8%
Pacific Grove	15,041	15,352	14,761	2.1%	-3.8%
Sand City	334	381	372	14.1%	-2.4%
Seaside	33,025	34,071	32,068	3.2%	-5.9%
Total Peninsula Cities	81,556	83,913	79,863	2.9%	-4.8%
County of Monterey	415,057	437,178	433,716	5.3%	-0.8%

*DOF = California Department of Finance

Sources: Bureau of the Census, 2010; State Department of Finance, 2016, 2022 Population Estimates.

Seaside has experienced a significant increase in the population of middle-aged adults and seniors, particularly since 2014. Between 2014 and 2020, the population aged 45 to 54 increased by 14%, while the population aged 55 to 64 increased 40% (Table App-2). Middle-aged adults between 45 and 64 are typically at the peak of their careers, earning higher wages and may seek to purchase higher end, larger single-family homes.

Seniors are more likely to need assistance with daily needs, transportation, and health care, as well as accessible housing. Reduced incomes and increasing health care costs also make affordability a key issue for senior housing. Seniors comprised approximately 9% of Seaside's population in 2010, and the proportion of seniors increased to 12.5% as of 2020. Seniors aged 65 to 74 and 75-and-older saw the largest percentage increase of any age group between 2014 and 2020 (43% and 42%, respectively). In general, the City's population continues to age, with median age rising from 30.6 in 2010 to 33.8 in 2020. The 2016-2020 ACS estimates an age profile for the City that reflects the continual maturing of the population and reduction in the number of children under the age of 18 and in young adults between 18 and 24.

Table App-2: Age Characteristics								
Age Group	2010 Census		2014 ACS		2020 ACS		Percent Change	
	Number of Persons	Percent of Total	Number of Persons	Percent of Total	Number of Persons	Percent of Total	2010-2014	2014-2020
< 18	8,923	27.0%	9,043	26.8%	7,932	23.3%	1.3%	-12.3%
18 - 24	4,428	13.4%	4,127	12.2%	4,015	11.8%	-6.8%	-2.7%
25 - 34	5,501	16.7%	5,553	16.5%	5,646	16.6%	0.9%	1.7%
35 - 44	4,653	14.1%	5,414	16.1%	3,986	11.7%	16.4%	-26.4%
45- 54	3,858	11.7%	3,809	11.3%	4,325	12.7%	-1.3%	13.5%
55 - 64	2,817	8.5%	2,824	8.4%	3,940	11.6%	0.2%	39.5%
65 - 74	1,413	4.3%	1,609	4.8%	2,306	6.8%	13.9%	43.3%
75+	1,432	4.3%	1,351	4.4%	1,913	5.6%	-5.7%	41.6%
Total	33,025	100.0%	33,729	100.0%	34,063	100.0%	2.1%	1.0%
Median Age	30.6		31.6		33.8		3.3%	7.0%

Sources: Bureau of the Census, 2010; and American Community Survey, 2010-2014 and 2016-2020 Estimates.

2. Race and Ethnicity

Demographic changes and the Fort Ord base closure have impacted the City's racial-ethnic distribution.

Changes in the City's racial-ethnic composition may have implications upon the City's housing needs.

Different ethnic groups and communities may have varying household characteristics and overall income

levels that in turn impact housing expectations and demand. 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, Hispanic households 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.

In 2000, Hispanic households comprised 35% of Seaside’s population while White households made up 36% of the population. A nearly identical increase in the Hispanic population also occurred throughout Monterey County, suggesting a regional demographic shift. By 2010, Hispanics made up 43% of the population in Seaside, surpassing the White population (33%) as the predominant racial-ethnic group. The Hispanic population has continued to increase slightly since 2010 to 15,265 individuals in 2020 (45% of the total population). The Black population has declined slightly since 2010, from 2,603 individuals in 2010 to 2,409 individuals in 2020. Seaside’s Asian population has also decreased slightly, from 3,100 in 2010 to approximately 3,317 in 2020. Since 2014, racial composition of the City has only changed marginally. The share of all races has not changed by more than 2%.

Race/Ethnicity	2010 Census		2014 ACS		2020 ACS		% Change	
	Persons	Percent	Persons	Percent	Persons	Percent	2010-2014	2014-2020
White, not Hispanic	10,725	32.5%	10,532	31.2%	10,368	30.4%	-1.8%	-1.6%
Hispanic/Latino ¹	14,347	43.4%	14,509	43.0%	15,265	44.8%	1.1%	5.2%
Asian, not Hispanic	3,100	9.4%	3,385	10.0%	3,317	9.7%	9.2%	-2.0%
Black, not Hispanic	2,603	7.9%	2,730	8.1%	2,449	7.2%	4.9%	-10.3%
All other races, not Hispanic	665	2.0%	710	2.1%	1,072	3.1%	6.8%	51.0%
Two or more races, not Hispanic ²	1,585	4.8%	1,650	4.9%	1,592	4.7%	4.1%	-3.5%
Total	33,025	100.0%	33,729	100.0%	34,063	100.0%	2.1%	1.0%

1. Includes persons of any race who identified Hispanic ethnicity.

2. 2010 Census (unlike other years) allowed respondents to identify themselves under more than one racial group.

Source: Bureau of the Census, 2010; and American Community Survey, 2010-2014 and 2016-2020 Estimates.

B. 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 4%. By 2000, the labor force had declined to 14,970 persons with an unemployment rate of about 5%. Seaside continued to see a decline in its labor force during the early 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%. However, the City’s labor force increased between 2014 and 2020. As of 2020, the ACS estimated a labor force of 17,576 and an unemployment rate of 4.1%.

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 period. According to the ACS, between 2016 and 2020 the number of Seaside residents in the Armed Forces had declined to just 699 persons. In August 2022, the State Employment Development Department estimated Seaside’s unemployment rate at approximately 2.7% – an improvement from the unemployment rate estimated by the 2016-2020 ACS.

Table App-4 summarizes the occupations held by Seaside residents between 2016 and 2020. Approximately 35% of residents were employed in service occupations, while another 26% held management, professional, sales, and office occupations. The proportion of residents holding service occupations in Seaside was almost double the proportion for Monterey County as a whole. However, the County has 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	26.4%	30.4%
Service	34.7%	19.5%
Sales/Office	20.3%	19.0%
Construction/Extraction/Maintenance	9.3%	19.4%
Agriculture/Forestry/Fishing	0.9%	15.9%
Production/Transportation	9.4%	11.8%
Total	15,764	188,734

Source: American Community Survey, 2016-2020 estimates.

Table App-5 lists the mean annual salary by occupation as reported by the California State Employment Development Department for the Salinas Metropolitan Statistical Area (MSA). A family of four employed in service occupations (e.g., retail sales, food preparation, personal care, building and ground maintenance) with only one source of income is considered to be a very low income family (Table App-7).¹

Table App-5: Mean Annual Salary by Occupation, Salinas MSA	
Occupations	Mean Annual Salary
Healthcare Practitioners and Technical	\$128,484
Management	\$120,548
Legal	\$118,113
Computer and Mathematical Operations	\$102,169
Architecture and Engineering	\$95,529
Life, Physical and Social Science	\$93,871
Education, Training, and Library	\$85,055
Business and Financial Operations	\$82,950
Protective Service	\$78,174
Arts, Design, Entertainment, Sports	\$69,836
Community and Social Service Occupations	\$66,697
Construction and Extraction	\$65,222
Installation, Maintenance, and Repair	\$59,041
Average of All Occupations	\$58,629
Office and Administrative Support	\$50,171
Sales	\$46,280
Transportation and Material Moving	\$42,852
Building and Grounds Cleaning and Maintenance	\$42,312
Personal Care and Service	\$41,395
Food Preparation and Serving	\$38,804
Retail Salespersons	\$37,843
Farming, Fishing, and Forestry	\$35,402

1 The 2022 State Income Limits for a four-person household in Monterey County are: \$34,100 (extremely low income), \$56,850 (very low income), and \$91,000 (low income).

Table App-5: Mean Annual Salary by Occupation, Salinas MSA

Occupations	Mean Annual Salary
Cashier	\$34,332

Source: California Employment Development Department, 2022.

C. 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 2000 and 2010 Census, 2010-2014 American Community Survey (ACS), and 2016-2020 ACS.

In 2014, the median income of Seaside households was \$52,538 versus \$58,582 for Monterey County as a whole. Seaside's median income was the fourth highest among the County's ten cities in 2014. The period between 2000 and 2014 is unique in that median incomes increased in absolute value but in inflation-adjusted terms, median household incomes decreased throughout the entire County. Median income increased throughout the County between 2014 and 2020. The City's median income rose by 18% to \$68,399 in 2020. The highest percent increase between 2014 and 2020 occurred in Carmel-by-the-Sea, where median incomes increased by 48% (Table App-6).

Table App-6: Median Household Income

City	2000 Census		2014 ACS		2020 ACS	Percent Change 2000-2014	Percent Change 2014-2020
	Unadjusted 2000	Inflation Adjusted to 2020	Unadjusted 2014	Inflation Adjusted to 2014			
King City	\$34,398	\$52,569	\$40,500	\$44,665	\$50,174	-15.0%	12.3%
Greenfield	\$37,602	\$57,466	\$52,374	\$57,760	\$64,879	0.5%	12.3%
Seaside	\$41,393	\$63,259	\$52,538	\$57,941	\$68,399	-8.4%	18.0%
Gonzales	\$42,602	\$65,107	\$51,178	\$56,441	\$69,136	-13.3%	22.5%
Soledad	\$43,000	\$65,715	\$46,010	\$50,741	\$66,234	-22.8%	30.5%
Marina	\$43,720	\$66,816	\$53,828	\$59,363	\$73,115	-11.2%	23.2%
Salinas	\$43,720	\$66,816	\$49,728	\$54,842	\$67,914	-17.9%	23.8%
Monterey	\$49,109	\$75,052	\$64,772	\$71,433	\$80,908	-4.8%	13.3%
Pacific Grove	\$50,254	\$76,801	\$70,230	\$77,452	\$89,088	0.8%	15.0%
Carmel-by-the-Sea	\$58,163	\$88,888	\$62,460	\$68,883	\$101,696	-22.5%	47.6%
Monterey County	\$48,165	\$73,609	\$58,582	\$64,606	\$76,943	-12.2%	19.1%

Source: Bureau of the Census, 2000; American Community Survey, 2010-2014 and 2016-2020. Adjustment calculations made using the U.S. Bureau of Labor Statistics CPI Inflation Calculator

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):²

- Extremely Low Income: up to 30% of AMI
- Very Low Income: 31%-50% of AMI
- Low Income: 51%-80% of AMI
- Moderate Income: 81%-120% AMI
- Above Moderate Income: >120% 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 2015-2019 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 30% of all households in Seaside. About another 20% were within the low income (51% to 80% AMI) category and half of the City's households (50%) were within the moderate/above moderate income category (greater than 80% AMI). The proportion of moderate/above moderate income households in the City was slightly smaller than the County as a whole.

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	10,600	13.4%	16.4%	20.2%	50.0%
Monterey County	127,155	12.3%	13.7%	19.7%	54.4%

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% of the County Area Median Income (AMI), CHAS data does not provide any breakdown of income groups above 80% AMI.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2015-2019.

2. Household Types

According to the 2010-2014 ACS, 10,185 households resided in Seaside, with an average household size of 3.2 persons. The number of households increased by 5% to 10,709 by 2020. According to the 2016-2020 ACS, while married-couple families comprised the majority of households (47%), they are gradually declining in number and in proportion. The married-couple family category is divided into couples with children (20%) and those without children (27%). Notably, married-couple households without children increased from 22% of households in 2014 to 27% in 2020 and now comprise the highest proportion of household types. Other families comprised 21% of all households in 2020, and included single-parent

² State income definitions are different than federal income definitions. For federal housing programs, eligibility is established for households with incomes up to only 80% 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.

households with children and other related family members living together. Non-family households comprise the remainder of households (28%) (Table App-8).

As displayed in Table App-8, the City's household composition has continued to shift. Between 2014 and 2020, the proportion of married couples with children continued to decline, 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 7,409 students in 2020. Despite the departure of many family households with children, the average household size in Seaside has increased to about 3.6 persons per household. This may indicate overcrowding or doubling up due to rising costs.

Table App-8: Changes in Household Type								
Household Type	2010 Census		2014 ACS		2020 ACS		Percent Change	
	# of Households	% of Total	# of Households	% of Total	# of Households	% of Total	2010-2014	2014-2020
All Households	10,093	100.0%	10,185	100.0%	10,709	100.00%	0.9%	5.1%
Family Households								
Married w/ Children	2,812	27.9%	2,813	27.6%	2,092	19.5%	0.0%	-25.6%
Married No Children	2,420	24.0%	2,224	21.8%	2,913	27.2%	-8.1%	31.0%
Other Families	2,141	21.2%	2,315	22.7%	2,219	20.7%	8.1%	-4.1%
Non-Families								
Single	1,927	19.1%	2,129	20.9%	2,642	24.7%	10.5%	24.1%
Seniors Living Alone	697	6.9%	713	7.0%	939	8.8%	2.3%	31.7%
Other Non-Families	793	7.8%	704	6.9%	843	7.9%	-11.2%	19.7%
Avg Household Size	3.2		3.2		3.6		—	—

Source: Bureau of the Census, 2010; American Community Survey, 2010-2014 and 2016-2020 Estimates

D. 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 1%) over the past 12 years. According to the Census Bureau and the California Department of Finance, Seaside's units decreased from 10,872 units in 2010 to 10,818 units in 2022. Between 2016 and 2022, the number of multi-family units decreased minimally (by three units), while the number of single-family units decreased 1% (87 units). Despite an overall decline in multi-family units, the number of units in two- to four-unit structures increased by 1.4% (Table App-9).

In 2022, approximately 74% of the City's housing stock comprised single-family units (detached and attached units), as shown in Table App-9. While about 13% of the City's units were within complexes of five or more units. Additional housing units are available in mobile homes located in three mobile home parks in the City (included in "All Others" category in Table App-9).

Table App-9: Housing Units by Type

Unit Type	Number of Units			Percent Change 2010 to 2016	Percent Change 2016-2022	% of All Units (2022 DOF)
	2010 Census	2016 DOF	2022 DOF			
Single Family	8,044	8,080	7,993	0.4%	-1.1%	73.9%
Detached	6,779	6,809	6,732	0.4%	-1.1%	62.2%
Attached	1,265	1,271	1,261	0.5%	-0.8%	11.7%
Multi-family	2,245	2,251	2,248	0.3%	-0.1%	20.8%
2-4 Units	877	883	895	0.7%	1.4%	8.3%
5 or more	1,368	1,368	1,353	0.0%	-1.1%	12.5%
All Others	583	583	577	0.0%	-1.0%	5.3%
Total Units	10,872	10,914	10,818	0.4%	-0.9%	100.0%

Sources: Bureau of the Census, 2010. 2016 and 2022 State Department of Finance (DOF), Housing and Population Estimates.

2. Unit Type and Size

Studio and one-bedroom units made up about 26% of the City's rental market in 2020 and rental units are more likely to have fewer bedrooms than owner-occupied units. Approximately 46% of Seaside's rental units are larger units (three or more bedrooms), while 79% of the City's owner units have three or more bedrooms. This may indicate a need for larger housing units for renters to avoid overcrowding due to cost constraints and provide opportunities for households that prefer to reside with extended family.

Table App-10: Unit Size by Tenure (2016-2020) – City of Seaside

Unit Size	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
Studio	32	0.8%	650	10.0%	682	6.4%
1 bedroom	50	1.2%	1,035	15.9%	1,085	10.1%
2 bedrooms	813	19.3%	1,786	27.5%	2,599	24.3%
3 bedrooms	2,847	67.7%	2,417	37.2%	5,264	49.2%
4 bedrooms	301	7.2%	544	8.4%	845	7.9%
5 or more bedrooms	163	3.9%	71	1.1%	234	2.2%
Total	4,206	100.0%	6,503	100.0%	10,709	100.0%

Source: American Community Survey, 2016-2020 Estimates.

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.

Seaside is a mature community and the majority of its housing stock is more than 30 years old (Table App-11). According to the 2016-2020 ACS estimates, approximately 80% of units in the City were built before 1990, including 57% that were built before 1970.

Table App-11: Housing Age		
Year Built	Number	Percent
Built 2010 or later	421	3.6%
2000 to 2009	931	8.0%
1990 to 1999	946	8.2%
1980 to 1989	951	8.2%
1970 to 1979	1,760	15.2%
1960 to 1969	2,244	19.4%
1950 to 1959	3,195	27.6%
1940 to 1949	882	7.6%
1939 or earlier	264	2.3%
Total	11,594	100.0%

Source: American Community Survey, 2016-2020 Estimates.

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 2016-2020 ACS, 53 occupied units in Seaside lacked complete kitchen facilities (Table App-12). Specifically, 37 of the units were owner-occupied and 16 of the units were renter occupied. About the same number of occupied units in the City lacked plumbing facilities. Based on the 2016-2020 ACS, owner occupied units are more likely to lack complete kitchen facilities, while renter occupied units are more likely to lack complete 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, because 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 (2020)			
Units	Owner Occupied	Renter Occupied	Total
Lacking plumbing facilities	15	37	52
Lacking complete kitchen facilities	37	16	53

Source: American Community Survey, 2016-2020 Estimates.

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 other than passenger vehicles	<5%	<5%	25%
Terrace	Junk, parking of other than passenger vehicles, accessory structures, parking violations	5%	10%	50%
Noche Buena	Junk, parking of other than passenger vehicles, parking violations	<5%	5%	25%
Olympia			15%	
Ord Grove	Parking of other than passenger vehicles, junk	<5%	<5%	
Hannon			5%	

Note: Shading indicates conditions not applicable in neighborhood.
Updated 12/13/2022.

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 2010 to 2020. In 2010, 41% of Seaside households owned the units they occupied, while 59% rented. By 2016, the homeownership rate decreased modestly to 38.1%, while the percentage of renter-households increased to 62%. According to the 2016-2020 ACS, the City's tenure breakdown shifted slightly toward the ownership market, with the homeownership rate increasing to 39%. Seaside's homeownership rate was significantly lower than countywide average of 52%, according to the 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 5% to 6% for rental housing and 1.5% to 2% for ownership housing are considered necessary to balance the supply and demand for housing.

The overall vacancy rate in Seaside was 7.6% according to the 2016-2020 ACS. However, a significant portion (38%) 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 13% of all housing units in Seaside.

Table App-14 shows that the vacancy rate for rental housing units has been within the optimal level of 5% to 6% over the past 12 years. However, ownership rates have dipped significantly lower than optimal levels since 2010. According to the 2016-2020 ACS, the ownership vacancy rate was 0.3%.

Table App-14: Tenure and Vacancy Rates

	2010 Census	2014 ACS	2020 ACS
Tenure			
Owner	41.4%	38.1%	39.3%
Renter	58.6%	61.9%	60.7%
Vacancy			
Owner	2.2%	0.4%	0.3%
Renter	4.9%	5.6%	5.5%

Sources: Bureau of the Census, 2010; American Community Survey, 2010-2014 and 2016-2020 Estimates.

Figure App-1: Renter-Occupied Housing



E. 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 increased significantly over the past six years. Seaside experienced one of the greatest increases in median home sales prices among the Peninsula cities, second only to Greenfield where median sales prices doubled. Other nearby cities, such as Marina and King City also experienced large 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 2016 to August 2022			
Jurisdiction	Median Price		2016-2022 % Change
	November 2016	August 2022	
Carmel	\$1,300,000	\$2,050,000	57.7%
Gonzales	\$385,000	N/A	N/A
Greenfield	\$262,500	\$530,000	101.9%
King City	\$290,000	\$512,750	76.8%
Marina	\$578,000	\$960,000	66.1%
Monterey	\$662,000	\$997,500	50.7%
Pacific Grove	\$808,500	\$1,285,000	58.9%
Salinas	\$414,000	\$661,500	59.8%
Seaside	\$437,500	\$777,500	77.7%
Monterey County	\$500,000	\$810,000	62.0%

Source: CoreLogic, California Home Sale Activity by City, Home sales

Additional sources were consulted in an effort to better understand the home sale market in Seaside. Redfin.com listed 50 homes for sale on October 11, 2022 at a median listing home price of \$742,000. According to Redfin's most recent real estate data, the median sale price of homes in Seaside was \$725,000 in August 2022, a decrease of 10.5% compared to the median sale price in August 2021. It appears prices are continuing to decline. Of note is that as of the writing of this Housing Element, the housing market is considered to be cooling down or rebalancing since its peak in May 2022.³ The downward trend in home prices began in July 2022 and was steepest in the Bay Area. Price drops are attributed to higher interest rates and the temporary boost in home prices that resulted from government economic actions to keep the economy afloat during the 2020 Recession.⁴

Unlike the CoreLogic real estate data, data obtained via newspaper and Internet listings provide information on the size of the units (based on the number of bedrooms). Table App-16 displays the housing

3 <https://journal.firsttuesday.us/home-prices-in-full-retreat-just-how-far-will-they-fall/86279/>

4 historically-low interest rates, induced by the Federal Reserve; individual stimulus payments; and federal eviction moratoriums and forbearance programs to keep people in their homes during the COVID-19 Pandemic.

data by type and number of bedrooms as provided by Realtor.com. A large portion of the units for sale consisted of three-bedroom homes with a median asking price of \$735,000 and four-bedroom homes with a median asking price of \$1.8 million. Most of the four-bedroom units were new construction/to be built units, while the other units were re-sale. Overall, median asking price of all units was \$749,500 in October 2022, consistent with the recent median sale price of \$777,500 reported in August 2022 (Table App-15).

Table App-16: Home Listing Prices in Seaside (2022)				
Number of Bedrooms	Number of Units	Average Asking Price	Median Asking Price	Range
Single-Family				
1 Bedroom	2	\$569,500	\$569,500	\$539,999-\$599,000
2 Bedrooms	9	\$714,550	\$715,000	\$585,000-\$949,000
3 Bedrooms	19	\$758,250	\$735,000	\$401,850-\$995,500
4 Bedrooms	20	\$1,584,714	\$1,783,395	\$789,000-\$2,195,000
5 Bedrooms	2	\$1,299,500	\$1,299,500	\$998,999-\$1,600,000
Mobile Homes				
2 Bedrooms	1	\$160,000		
3 Bedrooms	1	\$254,000		
Total	54	\$962,448	\$749,500	

Source: Realtor.com, accessed October 14, 2022.

2. Rental Rates

The rental housing market in Seaside includes apartments, townhomes, condominiums, and single-family homes. During the month of October 2022, 22 units were listed as available for rent on Zillow.com. As shown in Table App-17, of the 21 advertised units, about 60% were apartments (up to two-bedroom units) and the remainder were single-family homes, townhomes, or condominiums.

Of the 13 apartment listings found during the Internet rent survey, the average monthly rent was \$2,161 with a range of \$1,450 to \$4,000 per month. Rental homes tend to be larger and priced higher than apartments and most are not affordable to lower income families. The average price for a rental home in Seaside was \$3,939. Most of the homes available for rent were three-bedroom homes. Three-bedroom homes ranged from \$3,200 to \$3,800 per month with a median rent of \$3,450.

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.

Table App-17: Rental Rates (October 2022)				
Apartment Rental Rates	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number of Units Listed	2	8	3	0
Average Rent	\$1,518	\$1,995	\$3,032	--
Median Rent	\$1,518	\$1,970	\$2,900	--
Home Rental Rates	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Number of Units Listed	0	1	6	2
Average Rent	--	\$3,150	\$3,483	\$5,700
Median Rent	--	\$3,150	\$3,450	\$5,700

Source: Zillow.com, Accessed October 14, 2022.

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 households can spend up to 30% of their gross income toward housing expenses without overpayment. 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% of the Area Median Income (AMI), as adjusted for household size. The maximum affordable home price for an extremely low income household is well below the median home price in Seaside. An extremely low income household can also only afford to pay \$390 (one-person household) to \$508 (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% of the AMI have household incomes ranging from \$39,800 to \$61,400. The maximum affordable home purchase price for a very low income household is \$95,337 for one-person households and \$122,746 for five-person households, putting single-family and condominium homeownership out of reach. Mobile home ownership also is not a possibility, with the lowest priced mobile home in the City listed at \$160,000. A very low income household can afford a monthly rent ranging from \$787 to \$1,222, depending on household size. Therefore, with rents in Seaside starting at \$1,518 per month, very low income households cannot afford to rent in Seaside without subsidies.

Low Income Households

Low income households earn between \$63,700 and \$98,300 and can afford rents ranging from \$1,385 to \$2,045 per month. Low income households can afford smaller rental units but may find it difficult due to low availability and competition. Affordable home prices for a low income household range from \$197,691 to \$280,773; therefore, home prices in the City are well beyond what low income households can afford.

Moderate Income Households

Moderate income households earn more than the county median with annual incomes ranging from \$75,650 to \$116,750. They can afford rents ranging from \$1,683 to \$2,506 per month and homes priced from \$248,868 and \$359,787. Moderate income households cannot afford the median priced home in Seaside, but they may be able to afford some of the City's mobile homes. However, they cannot afford even

one-bedroom single family homes in the market. 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	\$23,900	\$598	\$598	\$208	\$285	\$494	\$390	\$27,244
2-Person	\$27,300	\$683	\$683	\$223	\$307	\$546	\$459	\$36,007
3-Person	\$30,700	\$768	\$768	\$274	\$370	\$639	\$494	\$33,964
4-Person	\$34,100	\$853	\$853	\$341	\$457	\$756	\$512	\$25,509
5-Person	\$36,850	\$921	\$921	\$413	\$532	\$854	\$508	\$17,608
Very Low Income Households (30-50% AMI)								
1-Person	\$39,800	\$995	\$995	\$208	\$285	\$633	\$787	\$95,337
2-Person	\$45,500	\$1,138	\$1,138	\$223	\$307	\$705	\$914	\$113,950
3-Person	\$51,200	\$1,280	\$1,280	\$274	\$370	\$818	\$1,006	\$121,757
4-Person	\$56,850	\$1,421	\$1,421	\$341	\$457	\$955	\$1,080	\$122,938
5-Person	\$61,400	\$1,535	\$1,535	\$413	\$532	\$1,069	\$1,122	\$122,746
Low Income Households (50-80% AMI)								
1-Person	\$63,700	\$1,593	\$1,593	\$208	\$285	\$842	\$1,385	\$197,691
2-Person	\$72,800	\$1,820	\$1,820	\$223	\$307	\$944	\$1,597	\$230,864
3-Person	\$81,900	\$2,048	\$2,048	\$274	\$370	\$1,087	\$1,774	\$253,233
4-Person	\$91,000	\$2,275	\$2,275	\$341	\$457	\$1,254	\$1,934	\$269,188
5-Person	\$98,300	\$2,458	\$2,458	\$413	\$532	\$1,392	\$2,045	\$280,773
Moderate Income Households (80 – 120% AMI)								
1-Person	\$75,650	\$1,891	\$1,891	\$208	\$285	\$662	\$1,683	\$248,868
2-Person	\$86,500	\$2,163	\$2,163	\$223	\$307	\$757	\$1,939	\$289,536
3-Person	\$97,300	\$2,433	\$2,433	\$274	\$370	\$851	\$2,159	\$319,184
4-Person	\$108,100	\$2,703	\$2,703	\$341	\$457	\$946	\$2,362	\$342,420
5-Person	\$116,750	\$2,919	\$2,919	\$413	\$532	\$1,022	\$2,506	\$359,787

Notes:

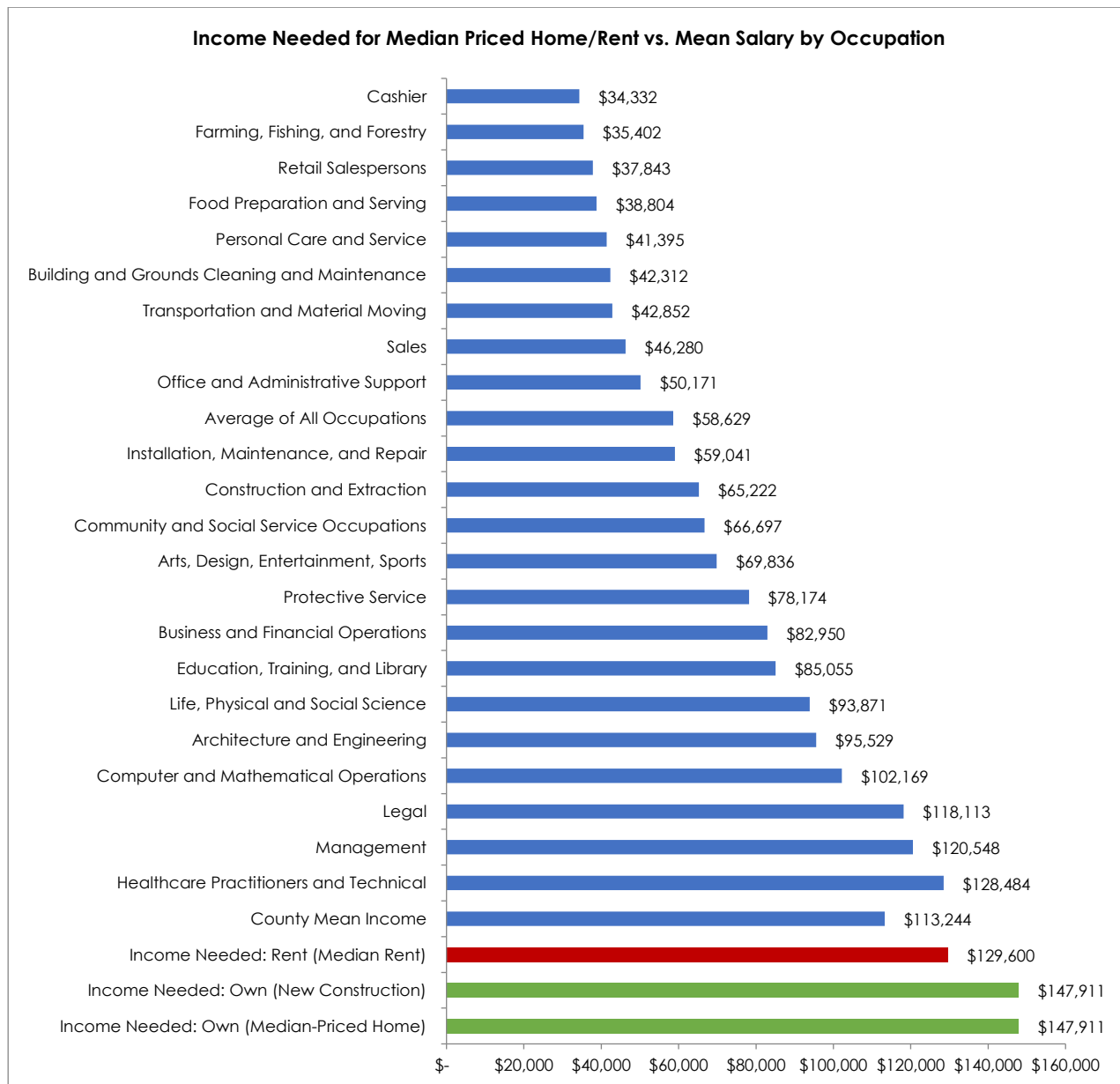
1. Assumptions: 2022 HCD income limits; Health and Safety code definitions of affordable housing costs (between 30% of household income depending on tenure and income level); Housing Auth of Monterey County Utility Allowance Schedule, 7-01-2021; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.
2. Monterey County: 4-person household median income = \$90,100
3. For extremely low income households (with four or more members), the utility assumptions/taxes/insurance represent a disproportionate rate of their household income, leaving limited incomes for housing costs. Therefore, their affordable home prices are lower for smaller households of the same income level.

Sources: State Department of Housing and Community Development 2022 Income Limits; Housing Authority of the County of Monterey Utility Allowances, 2021; Veronica Tam and Associates, 2022

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. According to the 2016-2020 ACS, 28% of families had two or more earners. Households with two or more wage-earners at the low-paying jobs 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 about 35% of the workers in Seaside are employed in the service sector. Based on current median rents and home prices, households would need to earn at least \$129,000 to rent and \$148,000 to own without incurring cost burdens.

Figure App-2: Income Needed to Rent or Own Compared to Earnings by Occupation



Sources: State Employment Development Department, 2022.
Affordable housing cost calculations by Veronica Tam and Associates, Inc.

F. 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% 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.

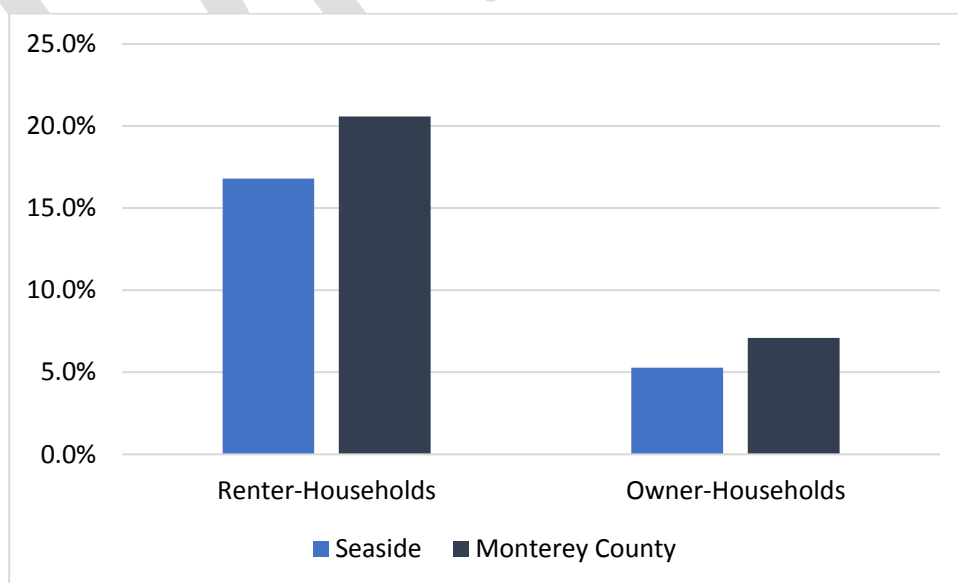
According to the 2016-2020 ACS, 12% of Seaside households lived in overcrowded conditions. Renter-households made up a larger proportion of overcrowded households than owners (Table App-19). About 17% of renter-households in Seaside were overcrowded compared to about 5% of owner households. Renter households 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)	563	8.7%	197	4.7%	760	7.1%
Severely Overcrowded (1.5+ persons per room)	529	8.1%	25	0.6%	554	5.2%
All Overcrowded Households	1,092	16.8%	222	5.3%	1,314	12.3%
All Households	6,503	100.0%	4,206	100.0%	10,709	100.0%

Source: American Community Survey, 2016-2020 Estimates.

A similar proportion of Monterey County residents (14%) live 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, 2016-2020.

2. Cost Burden

Housing cost burden is generally defined as paying more than 30% 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.

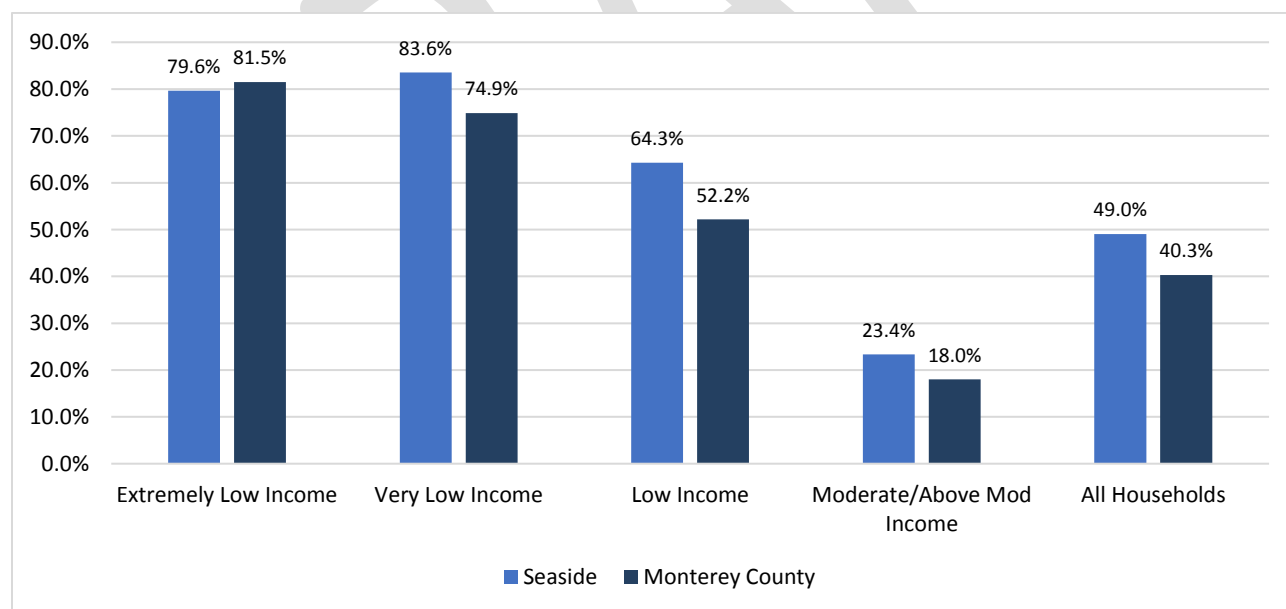
Table App-20: Housing Overpayment			
	Renters	Owners	All Households
Total Households	63.1%	28.3%	49.0%
By Income Level			
Extremely Low Income	86.0%	57.8%	79.6%
Very Low Income	98.0%	46.4%	83.6%
Low Income	73.1%	47.7%	64.3%
Moderate Income	30.9%	16.3%	23.4%

AMI = Area Median Income

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2015-2019.

Figure App-4 compares housing cost burden in Seaside to Monterey County as a whole. Overall, Seaside households (49%) are slightly more affected by housing cost burden than County households (40%).

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



Source: HUD Comprehensive Affordability Strategy (CHAS) Data, 2015-2019

G. 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 2016-2020 American Community Survey 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 Owners³	# of Renters³	% of Total Persons/ Households⁴
Households w/ Members Age 65+	3,024	--	--	28.2%
Senior Headed Households	2,461	1,559 (14.6%)	902 (8.5%)	23.0%
Senior Living Alone	939	454 (4.2%)	485 (4.5%)	8.8%
Disabled Persons	3,646	--	--	10.7%
Large Households (5+)	1,571	500 (4.7%)	1,071 (10.0%)	14.7%
Female-Headed Households	2,544	--	--	23.8%
Female-Headed households with Children ¹	341	--	--	3.2%
Farmworkers	135	--	--	0.4%
Extremely-Low Income Households	1,060	280 (26.4%)	780 (73.6%)	10.5%
Residents Living Below Poverty	3,996	--	--	11.7%
Homeless	152	--	--	0.5% ⁵
Military Personnel	699	--	--	2.1%
Students ²	3,754	--	--	11.0%

Notes:

1. No spouse present

2. Total enrolled, Undergraduate and Graduate Level

3. Percentages in these columns represent percentage from total households

4. Total households= 10,709 in 2016-2020 ACS; Population=34,063 in 2016-2020 ACS

5. Percentage of 2022 population according to Dept. of Finance Estimates.

Sources: American Community Survey, 2016-2020 Estimates; 2022 Monterey County Homeless Point-in-Time Census and Survey; 2022 California Department of Finance Population Estimates.

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 2016-2020 ACS, the City of Seaside was home to 2,960 seniors

(persons older than 65 years) and 3,024 households in the City had at least one senior member. Furthermore, 2,461 households were headed by seniors, representing 23% 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-29). In addition to this senior housing development, seniors in the City are also served by four 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	3	61
Total	4	83

Source: California Department of Social Services (CDSS), October 2022.

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 Voucher Program that provides taxi vouchers to qualifying seniors (65 years or older and residents of participating Cities). An elderly resident may obtain up to 10 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). Taxi sharing is encouraged, with only one taxi voucher required for a shared ride. 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. For more information: <https://mst.org/mobility/vouchers/>.

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 intellectual

impairments 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.⁵

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 2016-2020 ACS, the City had an estimated 3,646 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.

Type of Disability	Age 5-15	Age 16-64	Age 65+	Total Disabilities	% of Total Disabilities
With a hearing difficulty	0	192	914	1106	30.3%
With a vision difficulty	119	388	116	623	17.1%
With a cognitive difficulty	112	853	557	1,522	41.7%
With an ambulatory difficulty	12	730	1,204	1,946	53.4%
With a self-care difficulty	32	253	613	898	24.6%
With an independent living difficulty	—	564	727	1,291	35.4%
Total	231	1,660	1,755	3,646	100.0%

“—” 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, 2016-2020 Estimates.

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;

⁵ U.S. Department of Housing and Urban Development. “Disability Overview.”

https://www.hud.gov/program_offices/fair_housing_equal_opp/disability_overview. Accessed December 12, 2022.

- Is manifested before the individual attains age 18⁶;
- 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%. This equates to about 481 persons in the City of Seaside based on the 2022 California Department of Finance Population Estimates. According to data provided by the State Department of Developmental Services, 171 Seaside residents were served by the San Andreas Regional Center that serves the counties of Monterey, San Benito, Santa Clara, and Santa Cruz as of January 2022. Among the 171 residents, 92 were under 18 years of age. In terms of living arrangements, most (154 persons) were living with parents or guardians, 12 were living independently, and the remaining 3 were in foster homes or other living arrangements. 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 four state-licensed care facilities: three 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.

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.

6 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.

According to the 2016-2020 ACS, large households comprised about 15% of all Seaside households (see Table App-24). Of these large households, 68% were renters and 32% owned their homes. A total of 6,343 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 (Table App-10) — 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 (2016-2020)			
Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	289	495	784
Six	68	231	299
Seven or more	143	345	488
Total Large Households	500	1,071	1,571
Total Households	4,206	6,503	10,709
Percent of Total Households	11.9%	16.5%	14.7%

Source: American Community Survey, 2016-2020.

Resources

Large households in Seaside can benefit from general programs and services for lower and moderate income households, 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 4% of Seaside households in 2022. The majority of these households were female-headed.

Female-headed single-parent families often face a number of additional obstacles. According to the 2016-2020 ACS, 29% 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	5,005	46.7%
With Children	2,092	19.5%
With No Children	2,913	27.2%
Cohabiting Couple Household	1,101	10.3%
With Children	486	4.5%
With No Children	615	5.7%
Female Householder*	1,361	12.7%
With Children	341	3.2%
With No Children	1,020	9.5%
Male Householder*	858	8.0%
With Children	118	1.1%
With No Children	740	6.9%
Non-Family Households	3,485	32.5%
Total Households	10,709	100.0%

Source: American Community Survey, 2016-2020.

*Family Household, 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 as well a Youth Employment Program.

Single-parent households in Seaside can also benefit from general programs and services for lower and moderate-income households, 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. Homelessness

The member agencies of the Monterey County Coalition of Homeless Service Providers (CHSP) have worked together to conduct the 2022 Monterey County Point-in-Time Homeless Census and Survey. HUD's definition of homelessness for Point-in-Time counts was used. The definition includes any individual or family:

- 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 2022 Monterey County Point-in-Time Count was a communitywide effort conducted on January 27-28, 2022. The 2022 Monterey County Point-in-Time Homeless Census represents a complete enumeration of all sheltered and unsheltered persons experiencing homelessness at a specified date and time. It consisted of two primary components:

- **General Street Count:** An early morning count of unsheltered homeless individuals and families on January 27 and 28, 2022. Two days were needed due to the utilization of program-based outreach staff who were the primary enumerators used in lieu of lived experience guides who served as outreach experts in previous efforts. These outreach teams focused on 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 27, 2022. This included those who occupied emergency shelters, transitional housing, and safe havens.

The Point-in-Time Census also included the following important supplemental 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 27, 2022. This is considered a best practice to better profile this age group who are more challenging to enumerate in the traditional PIT count process.
- **County Office of Education Student Information System (SIS) Unsheltered Homeless Report for K-12 Students:** SIS is a database managed by every school district in Monterey County. One of the measures recorded in this database is homelessness status.
- **Homeless Survey:** In the weeks following the street count, a survey was administered to 287 unsheltered and sheltered individuals experiencing homelessness to profile their experience and characteristics.

The 2022 Monterey County Homeless Census and Survey resulted in a total count of 2,047 persons: 1,357 unsheltered homeless people on streets countywide (66%) and 690 sheltered homeless people in emergency shelters, transitional housing and domestic violence shelters (34%). About 7% (or 152 persons) of these homeless persons were found in the City of Seaside — a 16% decrease from the survey conducted in 2019. Approximately 41% of Seaside's homeless population (62%) was unsheltered.

Table App-26: Homeless Population, Monterey County

Jurisdiction	Unsheltered*		Sheltered		Total		% of Total		% Change 2019-2020
	2019	2022	2019	2022	2019	2022	2019	2022	
Carmel	6	1	0	0	6	1	0.2%	0.0%	-83.3%
Del Rey Oaks	0	2	0	0	-	2	0.0%	0.1%	--
Greenfield	14	2	0	0	14	2	0.6%	0.1%	-85.7%
King City	27	18	0	0	27	18	1.1%	0.9%	-33.3%
Marina	98	81	261	275	359	356	14.8%	17.4%	-0.8%
Monterey	167	74	37	27	204	101	8.4%	4.9%	-50.5%
Pacific Grove	14	29	0	0	14	29	0.6%	1.4%	107.1%
Salinas	876	777	206	288	1,082	1,065	44.7%	52.0%	-1.6%
Sand City	8	3	0	0	8	3	0.3%	0.1%	-62.5%
Seaside	126	90	56	62	182	152	7.5%	7.4%	-16.5%
Soledad	35	12	0	0	35	12	1.4%	0.6%	-65.7%
Unincorporated	338	268	32	38	370	306	15.3%	14.9%	-17.3%
Monterey County	1,830	1,357	592	690	2,422	2,047	100.0%	100.0%	-15.5%

Source: 2022 Monterey County Point-In-Time Homeless Census and Survey.

*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 287 individuals. Of the 287 respondents, 3% were under the age of 25. About 36% were between the ages of 25 and 40 and 61% were 41 years or older, reflecting an aging trend since 2015, which has been notable throughout Monterey County in recent years. When asked if they identified as Hispanic or Latinx, half (50%) of homeless survey respondents indicated they did in 2022, a smaller percentage compared to the general population of Monterey County (59%) but an increase from 39% from 2019 survey respondents. In regard to race, 59% identified as White, 13% Black or African-American, 7% American Indian or Hawaiian Native, 4% Hawaiian or Pacific Islander, and 3% Asian. The majority of survey respondents (55%) identified as male, 43% female, and 2% as gender non-conforming, questioning, or a gender not singularly female or male.

Of those surveyed in 2022, over one-third (38%) reported that the current episode of homelessness was their first-time experiencing homelessness, representing a decrease from 2019 but similar to 2015 and 2017. When asked about the duration of their current episode of homelessness, the vast majority (85%) of survey respondents reported they had been homeless for a year or longer, representing a substantial increase from 63% in 2019. Three percent had been homeless for less than 1 month, same as in 2019 (3%). Another 2% of respondents had been homeless 7 days or less (also same as 2019). Approximately 87% of respondents were unemployed at the time of the survey.

Understanding the types of places where individuals experiencing homelessness are sleeping can help inform local outreach efforts. When questioned about usual sleeping arrangements, 62% of survey respondents reported currently living outdoors, either on the streets, in parks, or in encampment areas, a substantial increase compared to 40% in 2019. Only 5% reported staying in a public shelter (emergency shelter, transitional housing facility or alternative shelter environment), a significant decrease from the 24% in 2019. Seventeen percent of survey respondents reported that they lived in vehicles (camper, car, van or RV). Seven 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.

The primary cause of a person's inability to obtain or retain housing can be difficult to pinpoint, as it is often the result of multiple compounding causes. An inability to secure adequate housing can also lead to an

inability to address or obtain other basic needs, such as healthcare and adequate nutrition. Fifty percent of survey respondents self-reported financial issues (such as job loss and eviction) as the primary cause of their homelessness, a significant increase in economic related causes from previous years. Over a third (34%) cited alcohol or drug use, 29% cited incarceration, and 23% cited mental health issues. Additionally, 13% of respondents indicated that the primary cause of homelessness was related to the COVID-19 pandemic.

Many individuals experiencing homelessness face significant barriers to obtaining permanent housing. These barriers can range from housing affordability and availability to accessing the economic and social supports (e.g., increased income, rental assistance, and case management). When asked what prevented them from obtaining housing, the most common response was “can’t afford rent,” reported by 71% of survey respondents, suggesting housing affordability and poverty issues as key obstacles. This was followed by 56% who reported a lack of job or not enough income, and 35% who said they had no money for moving costs. Survey respondents were asked if they have received a housing voucher of any kind in the last 12 months, 10% of all respondents revealed they had, although only 21% of those respondents reported that they were able to successfully use the housing voucher.

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 2 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
Day/Resource Centers		
Monterey Peninsula Unified School District – Family Resource Center	Families and children	Provides support for homeless children and families within the Monterey Peninsula Unified School District including clothing, school supplies, and referral to other community resources to remove barriers to education.
Emergency Shelter		
Community Homeless Solutions-Central Coast Respite Center	Formerly hospitalized adults	A 6-bed shelter for homeless adults in need of respite care following stays in 3 participating hospitals. Access to meals, case management, and supportive services designed to help participants transition to permanent housing. By hospital referral only. The program also maintains a bridge housing program for guests coming out of respite care while lining up permanent housing options.
Community Human Services – Casa de Noche Buena	Women and families	A 20-35 bed year-round shelter. Capacity depends on the number of children in families. Provides case management, housing navigation, meals, laundry facilities, mail service, social recreation activities, and linkages to income, education, and employment
Safe Parking Program	Anyone in need	An overnight safe parking program for people living in their legally registered vehicles. The program opens at 7:00 p.m. nightly and closes each morning at 7:00 a.m.

Table App-27: Homeless Service Providers in Seaside

Shelters and Clients	Population Served	Beds and/or Services
Salvation Army – Frederiksen House	Families; 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 period not to exceed 24 months Must be clean and sober. 9 units, 36 beds
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. Rental assistance Available November – March.
Monterey County Department of Social Services - Community Benefits Branch	Monterey residents	Provides temporary public assistance benefits and services to assist eligible residents of Monterey County to meet basic needs. Programs include Temporary Cash Assistance for Needy Families (cash aid), General Assistance, Medi-Cal, CalFresh, and CalWORKs. Eligibility for these public benefits is based upon income and resource levels.
Health and Wellness		
Sun Street Centers - Outpatient Counseling	Men, women, and teens	Provides counseling services for men, women, teens. Group and individual sessions are provided for people struggling with alcohol or drug abuse. Bi-lingual services are available. Counseling for couples and families is also available.
Community Human Services - Genesis House	Men, women, and perinatal women	A 36-bed state-licensed residential drug treatment program for men, women, and perinatal women seeking recovery from substance abuse. Children ages 0-5 may live with their mothers in treatment. Medi-Cal accepted.

Source: Monterey County Homeless Services Resource Guide, January 2023.

For more details see:

<https://www.salinascityesd.org/cms/lib/CA50010838/Centricity/Domain/149/Homeless%20Services%20Resource%20Guide%20ENG%202023.pdf>

Housing navigation services are available to individuals experiencing housing instability or homelessness, often in conjunction with case management. Organizations offering housing navigation include:

- Community Health Engagement (831)770-1700
- Housing Resource Center (831) 424-9186
- Central Coast Center for Independent Living (831) 757-2968

The Housing Authority of Monterey County (HACM) also has an HCV program specifically for homeless/ housing unstable residents called the Emergency Housing Voucher (EHV). HACM has dedicated Housing Navigator staff.

6. Farmworkers

Farmworkers 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% to only 320. According to the 2016-2020 ACS survey, only 135 residents were employed in farming, fishing, and forestry occupations. 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 most recent USDA Agricultural Census (2017) estimates that there were 26,929 workers (hired labor) and 1,028 unpaid workers in Monterey County. Of the 26,929 hired laborers, more than half (14,806 workers, 55%) were employed for 150 days or more while the other 45% (12,123) workers were hired for fewer than 150 days and are likely seasonal workers. The USDA Census does not provide data at a City level.

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 6% of the population over 16 years of age. This number dropped even further – to 2.1% (699 military personnel) – by the 2016-2020 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 Fort 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.⁷

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 California 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 6,373 in the Fall 2022 term.⁸ According to CSUMB, as of 2022, 46% lived in campus apartments or residence halls, and approximately 54% were living off campus, in Seaside and other nearby communities. A large presence of college students puts 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 currently has the capacity to

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

8 CSUMB University Fact Book, "Enrollment Overview". <https://csumb.edu/iar/enrollment/>, accessed December 13, 2022.

accommodate 3,980 beds for students on the Main and East Campuses and 754 units for faculty and staff in a variety of single-family, multi-family, 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. 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 Master Plan outlines the space and facility needs for the university's functions – including the needs to support planned growth to 12,700 FTE, with housing for 60% of students (a total of 7,260 beds) and 65% of faculty and staff (a total of 970 units). New residential units are planned to help meet the new capacity needs.⁹ In 2017 the campus posted a Draft Campus Master Plan and accepted public comment. The most current plan is the Draft Master Plan Guidelines 2022 document, which includes minor edits to the 2017 Master Plan.

Resources

CSUMB offers a variety of housing options for its students, including eight residence halls, suites, and apartment-style housing, including housing for students with families in its East Campus Apartments. Additionally, to accommodate an increasing need for student housing, CSUMB's Promontory Apartments were 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).

9. Extremely Low Income Households

Extremely low income (ELI) households, defined as those earning below 30% of the median family income, face housing problems mostly related to cost burdens. This subset earns income that is nearly equivalent to the federal poverty line. According to the 2015-2019 CHAS, Seaside has approximately 1,425 households with incomes at or below 30% of the household area median income. Table App-28 shows the distribution of ELI households by household type and tenure. About 77% of ELI households are renters and 23% are owner-households. About 50% of all the ELI owner households are elderly households. Elderly households also make up a large share of the ELI renter population – about 24%. Further, more than one third (37%) of all elderly households are considered ELI.

Housing the extremely-low income population can be especially challenging. Table App-28 also shows the incidence of housing problems for ELI households by household type and tenure. The vast majority of extremely low income households face a high incidence of housing problems, defined as a cost burden greater than 30% of income, overcrowding, and/or residing in a unit without complete kitchen or plumbing facilities. About 81% of ELI households were experiencing at least one housing problem according to the 2015-2019 CHAS data. ELI renter households were more likely to experience at least one housing problem at 87%, compared to 59% of ELI owner households. Renter ELI households experience cost burdens at higher rates than owner households (87% of renters compared to 72% of owner households). A substantial

9 Master Plan Guidelines 2022. <https://csumb.edu/facilities/planning/2022-master-plan-guidelines/>.

finding in this analysis is that 100% of large renter households and large owner households experience at least one housing problem.

Table App-28: Extremely Low-Income Household Problems by HH Type									
Household by Type, Income & Housing Problem	Renters				Owners				Total Households
	Elderly	Small Fam	Large Fam	Total Renters	Elderly	Small Fam	Large Fam	Total Owners	
Ext. Low Income (0-30% AMI)	260	460	60	1,100	150	65	15	325	1,425
% of all households	36.6%	15.5%	7.0%	17.4%	8.4%	4.1%	3.3%	7.6%	13.4%
with any housing problems	82.7%	83.7%	100.0%	87.3%	56.7%	84.6%	100.0%	58.5%	80.7%
with cost burden >30%	82.7%	82.6%	100.0%	86.8%	93.3%	69.2%	100.0%	72.3%	83.5%
with cost burden >50%	78.8%	73.9%	100.0%	80.5%	56.7%	69.2%	0.0%	50.8%	73.7%

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
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2015-2019.

H. 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. Because 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 multi-family rental housing for lower income households due to expiration of deed restrictions, affordability covenants, and/or subsidy contracts. This section evaluates the publicly assisted multi-family 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-29 is an inventory of publicly assisted rental housing projects in Seaside. A total of 447 assisted units are provided in five developments, utilizing a variety of federal and local programs. These programs include HUD Section 8 and Section 202 Programs, as well as the City's own Inclusionary Housing and Density Bonus provisions.

Table App-29: 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)	2/28/2039
Del Monte Manor	192	Family	Section 8 (98 units)	12/31/2041
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 multi-family rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during a 10-year period commencing on the statutory deadline of the Housing Element update. Thus, this at-risk housing analysis covers from 2023 through 2033. During this 10-year analysis period, no project is at potential risk of converting to market-rate housing.

Villa Del Monte is a nonprofit-owned development for seniors, with its Section 202 loan matured in 2019. With the loan being paid off already, the financial stability of this project is greatly enhanced. 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.

Hannon Assembled Apartments has an eligible expiration date of 2019. As the project has a long-term Section 8 contract, this project will remain affordable past the planning period of this Housing Element.

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

I. 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 2015-2019 ACS, is displayed in Table App-30. 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% of gross income; or
- Severe housing cost burden, including utilities, exceeding 50% 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 (73% versus 32%).
- All (100%) extremely low income large family renter and owner households have housing problems.
- The majority (82%) of elderly renters had at least one housing problem.

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Table App-30: 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)	260	460	60	1,100	150	65	15	325	1,425
with any housing problems	82.7%	83.7%	100.0%	87.3%	56.7%	84.6%	100.0%	58.5%	80.7%
with cost burden > 30%	82.7%	82.6%	100.0%	86.8%	93.3%	69.2%	100.0%	72.3%	83.5%
with cost burden > 50%	78.8%	73.9%	100.0%	80.5%	56.7%	69.2%	0.0%	50.8%	73.7%
Very Low Income (31-50% AMI)	155	495	260	1,250	305	70	15	485	1,735
with any housing problems	96.8%	97.0%	100.0%	98.4%	31.1%	78.6%	300.0%	49.5%	84.7%
with cost burden > 30%	96.8%	96.0%	100.0%	98.0%	31.1%	64.3%	200.0%	44.3%	83.0%
with cost burden > 50%	41.9%	61.6%	71.2%	58.0%	21.3%	64.3%	100.0%	35.1%	51.6%
Low Income (51-80% AMI)	190	570	290	1,395	410	245	65	745	2,140
with any housing problems	76.3%	76.3%	91.4%	83.5%	43.9%	49.0%	76.9%	49.0%	71.5%
with cost burden > 30%	73.7%	67.5%	70.7%	72.4%	43.9%	49.0%	61.5%	47.7%	63.8%
with cost burden > 50%	34.2%	20.2%	8.6%	22.2%	13.4%	18.4%	0.0%	15.4%	19.9%
Moderate/Above Moderate Income (81% + AMI)	105	1,440	250	2,475	920	1,215	355	2,725	5,200
with any housing problems	66.7%	52.4%	84.0%	51.7%	12.5%	21.4%	53.5%	21.8%	36.1%
with cost burden > 30%	57.1%	38.2%	28.0%	33.1%	13.0%	18.5%	21.1%	16.5%	24.4%
with cost burden > 50%	0.0%	3.1%	0.0%	2.0%	1.6%	2.1%	0.0%	1.5%	1.7%
Total Households	710	2,965	860	6,325	1,785	1,595	450	4,275	10,600
with any housing problems	81.7%	69.3%	92.4%	73.3%	26.6%	30.7%	66.7%	32.5%	56.8%
with cost burden > 30%	79.6%	60.4%	69.2%	63.4%	30.0%	27.3%	35.6%	29.3%	49.7%
with cost burden > 50%	47.2%	27.2%	31.4%	31.1%	12.3%	10.0%	3.3%	11.5%	23.2%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2015-2019.

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.

A. 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 multi-family 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 study for Smart Cities Prevail. The study finds that California has 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. According to the

latest Building Valuation Data released in August 2022,¹⁰ the national average for development costs per square foot for apartments and single-family homes in 2021 are as follows:

- Type I or II, R-2 Residential Multifamily: \$200.50 to \$227.64 per square foot
- Type V Wood Frame, R-2 Residential Multifamily: \$153.00 to \$158.99 per square foot
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: \$166.08 to \$176.52 per square foot
- R-4 Residential Care/Assisted Living Facilities generally range between \$193.49 to \$269.11 per square foot

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. However, in recent years increase in material and labor costs have dramatically increased the per unit costs. During the Fifth Cycle Housing element, development pro formas for several affordable housing projects in the region indicated the cost of developing an affordable unit averaged between \$280,000 and \$300,000, including the cost of land. By contrast, the most recent affordable housing project in the area, a 65-unit project in East Garrison located between Marina and Salinas, is costing nonprofit developer CHISPA \$700,569 per unit. This increase has been recent, given that in 2019, a 47-unit Junsay Oaks senior apartment complex completed by CHISPA in Marina cost about \$361,700 per unit.¹¹

Construction Financing

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

Timing and Density

Non-governmental market constraints can also include timing between project approval and requests for building permits. In most cases, this may be contingent upon the developer's inability to respond to requests for corrections to construction documents, to secure financing for construction or construction crew. In Seaside, the most typical housing development activities are ADUs, which often proceed to

¹⁰ <https://www.iccsafe.org/wp-content/uploads/BVD-BSJ-AUG2022.pdf>

¹¹ https://www.montereycountyweekly.com/opinion/mcnow_intro/why-affordable-housing-does-not-come-cheap/article_e0ebcc50-7d7d-11ec-943e-6b8fba90d60.html

construction within one month of entitlement. Other residential development activities are limited due to water constraints. Actual achieved densities are often constrained by the amount of water rights available.

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-31 summarizes the disposition of loan applications submitted to financial institutions in 2021 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-31: Disposition of Home Loans - 2021				
Loan Type	Total Applicants	Percent Approved	Percent Denied	Percent Other
Conventional Purchase	217	74.7%	4.6%	20.7%
Government-backed Purchase	46	58.7%	10.9%	30.4%
Home Improvement	46	45.7%	28.3%	26.1%
Refinance	1,179	64.6%	12.4%	23.0%
Total	1,488	65.3%	11.7%	23.0%

Notes:

This data is the sum of the loan applications for Tracts within Seaside city limits: Census Tracts 135, 136, 137, 138, 139, and 140.

"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: FFIEC Home Mortgage Disclosure Act MSA/MD Aggregate Reports-- Disposition of loan applications, by location of property and type of loan, 2021.

Home Purchase Loans

In 2021, a total of 217 households applied for conventional loans to purchase homes in Seaside. The overall loan approval rate was 75% and 5% of applications were denied. Fewer applications (46 applications) were submitted for government-backed loans (e.g., FHA, VA) in Seaside. Among applications for government-backed home purchase loans in 2022, 59% were approved and 11% were denied.

Refinance Loans

Seaside residents filed 1,179 applications for home refinance loans in 2021 – 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 and robust house price appreciation in 2021. According to Freddie Mac's Report on Trends in Mortgage Refinancing Activity in 2021,¹² house prices rose 17.7% in 2021, compared to an 11.3% growth in 2020. Approximately 65% of these home refinance applications were approved, while about 12% were denied.

12 <https://www.freddiemac.com/research/insight/20220425-trends-mortgage-refinancing-activity>

Home Improvement Loans

Applications for home improvement loans had the lowest approval rates of any loan type. Only 46% of these applications were approved and 28% were denied by lending institutions in 2021. 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.

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 6-month period between June 2008 and January 2009).

2. Community Response to Intensification

In general, the Seaside community understands the need for additional housing. Some local opposition to housing development comes from property-owners residing near development projects. In many cases their home represents their primary asset and they do not have the resources to relocate to other properties within the community. Property owners cite lack of on-street parking and elimination of views as their primary concerns. There are also local organizations that are monitoring the redevelopment of the former Fort Ord, another area with significant residential development potential.

B. 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.

The City complies with the Government Transparency bill. Planning and development regulations, including the General Plan,¹³ Zoning Ordinance,¹⁴ fee schedules,¹⁵ and other information that facilitates the development and improvement of properties in the City is available online.

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

¹³ <https://www.ci.seaside.ca.us/269/Seaside-General-Plan>

¹⁴ <https://www.ci.seaside.ca.us/270/Seaside-Zoning-Code>

¹⁵ <https://www.ci.seaside.ca.us/196/Fees-Charges-PDF>

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 multi-family structures. Allowable density is 8 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 multi-family residential. Allowable density is 15 to 30 units per acre.
- **Neighborhood High:** Allows for multi-family 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 live/work units. 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 3.0.
- **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.
- **Future Seaside East Specific Plan (SP):** To establish neighborhood character intensities and uses in Surplus II, 26-Acre area and Seaside East.
- **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 U.S. 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-32 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-32: 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	Commercial Mixed-Use (CMX)
Mixed Use High		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, October 2022.

*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 multi-family 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% 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. 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. 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 and is consistent with State law (AB 1505) that authorizes inclusionary policies of up to 15% for lower income households. During the past few years, the City achieved several affordable housing units through its Inclusionary Housing Policy and Density Bonus provisions:

- **Ascent:** Nine multi-family buildings and one mixed-use building for a total of 106 residential units and 4,079 square feet of commercial floor area. Sixteen (16) rental housing units are restricted to occupancy by low-income households for a period of 55 years.
- **Campus Town:** 1,485 units consisting of single-family dwellings and townhouses, condominium units, apartments and associated improvements on 85 acres of the former Fort Ord military base. The Project includes 225 affordable housing units (350 equivalent inclusionary units, or 23%).

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-33 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. Specifically, the Zoning Ordinance contains several inconsistencies regarding permitted uses in the CRG and CH zones, where the use table states mixed use and live/work housing are permitted but in other parts of the Zoning Ordinance, these permitted uses are omitted. This Housing Element includes an action to revise the Zoning Ordinance to clearly states that mixed use is permitted in the CRG and CH zones. In addition, per SB 330, the City will develop objective design standards that will provide a preliminary application process for residential development.

Table App-33: 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, plus second unit where allowed by Section 17.52.230.		15 dua/3 du per site	25 dua	10 dua	Mixed-use; Max. density determined during approval process.	Mixed use; Max. density determined during approval process; 1 du for each 1,742 s.f. of site area.	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' Attached garage 13'		15' Attached garage 13'	15' (<24' tall) 20' (>24' tall)	15'	0'	0'	0'
Max. FAR	0.45 ⁽¹⁾		0.45 ⁽¹⁾	0.45 ⁽¹⁾	0.45 ⁽¹⁾	3.0 for hotels; 1.0 for other uses	2.0 ⁽²⁾	0.50
Max. Lot Coverage ⁽³⁾	65%		65%	60%	65%	90%	N/A	90%
Min. Open Space	None		Single-family: None Multi-family, 2-3 du: 200 sf common plus 150 sf/du private	Single-family: None Multi-family, 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, 2022.

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. Multi-family (4+) 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% for the RS, RM, and V-FO zones and 60% for the RH zone. Commercial zones where residential uses are allowed set a maximum lot coverage of 90% for residential and residential mixed-use developments. The City's lot coverage standards are typical and allow developments 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 combined 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. Multi-family housing 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-34. Typically, the cost associated with parking construction (particularly covered parking) can be viewed as a constraint to affordable housing development, particularly for multi-family 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 multi-family and senior housing developments are generally comparable to the basic parking standards established by the state density bonus law for affordable housing projects. However, guest parking requirement (one space per unit) may be constraining to multi-family development. Furthermore, new State Density Bonus provisions require additional reductions in parking requirements if the project is located close to public transportation.

However, the City's parking standards are outdated with respect to a number of special residential uses that are regulated by State law:

- Emergency/transitional shelters: Table 3-8 of the Zoning Ordinance states that parking requirements for emergency/transitional shelters are "determined by use permit." SB 2 (2007) requires emergency shelters to be permitted by right (without discretionary review or use permit) in designated zone(s). AB 139 (2021) requires local jurisdictions to amend its zoning provisions for emergency shelters, establishing parking requirements based on staffing level only. Although Zoning Ordinance Section 17.52.100 specifies that emergency shelters are permitted by right in the CC zone and Census Tract 137 and in those areas shall provide one space per staff member. The Zoning Ordinance update will clarify that parking requirements for by-right shelters are based on staff level, and not subject to a use permit.

Furthermore, Government Code (§65582) defines "transitional housing" as buildings configured 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. State law requires transitional housing meeting state definition to be considered as a residential use subject to the same requirements as other residential uses in the same zone. Therefore, transitional housing should not be listed in the same category as emergency shelters in Zoning Ordinance Table 3-8.

- Pursuant to the Lanterman Developmental Disabilities Service Act, residential care facilities serving six or fewer residents may not be subject to stricter zoning standards than other residential uses; therefore, the parking requirements in Zoning Ordinance Table 3-8 for residential care facilities should be modified to clarify this requirement.

A program has been included in the Housing Element to amend Table 3-8 of the Zoning Ordinance to ensure compliance with various state requirements as listed above.

Table App-34: Parking Standards	
Unit Type	Parking Spaces Required
Single-Family Detached (new construction)	2 spaces within a garage/carport
Single dwelling or townhouse, attached (new construction)	2 spaces within a garage for each unit, plus 1 covered or uncovered space for each unit for guest parking
Single-family dwelling, narrow lot (less than 50 ft)	2 spaces, at least one within a garage
Single-family dwelling with additions, attached or detached* (existing)	0-1,200 s.f.: no additional parking requirement
	1,201- 1,800 s.f.: 2 spaces, at least one covered
	1,801+ s.f.: 2 covered spaces
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 per unit for guest parking

Table App-34: Parking Standards	
Unit Type	Parking Spaces Required
Mobile Homes	Outside mobile home park: 1 space per home; Within mobile home park: 2 covered spaces per home (tandem parking allowed in an attached carport) plus 1 guest space per 4 homes Recreational vehicle parking shall be provided at the rate of 1 covered or uncovered space for every 5 units
Senior Housing	1 covered space for each unit, plus 1 covered or uncovered guest parking space for each 10 units
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

*An existing garage shall not be converted unless the replacement parking is provided within a garage.

Source: City of Seaside Zoning Ordinance, Section 17.34.040, Table 3-8 Parking Requirements by Land Use July 2022.

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 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.
- **AB 1763:** Density bonus and increased incentives for 100% affordable housing projects for lower income households.
- **AB 1227:** Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- **AB 2345:** Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided from 35% to 50%.

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 multi-family 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, multi-family, 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 between 2015 and 2022 due to a variety of factors, such as rising material and labor costs as well as the COVID-19 pandemic. However, water availability continues to be the single largest barrier to housing development. Nevertheless, the City has an inclusionary housing policy of 20% that is applicable citywide, including in the Coastal Zone. 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, multi-family housing, accessory dwelling units, manufactured housing, mobile homes, transitional and supportive housing, farm worker housing, and emergency shelters.

Seaside provides for a wide range of housing types throughout the community. Table App-35 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 (–).

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)	–	UP	UP	–	–	–	–	–	–
Residential Care Facility (6 or fewer)	P	P	P	–	–	–	–	P	–
Residential Care Facility (7 or more)	UP	UP	UP	–	UP	–	–	UP	–
Accessory Dwelling Units	P	P	P	–	–	–	–	P	–
Live-Work Units	–	–	–	UP	UP	–	UP	–	–
Mobile Home Parks	UP	UP	UP	–	–	–	–	UP	–
Emergency/Transitional Shelter	UP	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, October 2022.

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 multi-family 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 permitted with a Use

Permit in the RS, RM, and RH zones. 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 revise the Zoning Ordinance to prohibit single-family housing (market-rate or affordable) in RH zones to preserve the capacity designated for multi-family housing.

Multi-Family Units

Multi-family 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 (e.g., retail, office). Multi-family 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). The Zoning Ordinance definition of multi-family housing does not include condominium units.

According to the Department of Finance, as of January 2022, multi-family housing units, plus condominium units, constituted approximately 21% of Seaside's housing stock. The Zoning Ordinance provides for multi-family 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 17.62.070 of the Zone Code (described later). The Comprehensive Zoning Ordinance update including the SRO provision will be undertaken after adoption of General Plan Update. The Comprehensive Zoning Ordinance update is expected to be adopted in December 2023 or soon after.

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 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.

State law requires that residential care facilities that serve six or fewer residents be considered a residential use and be subject to the same standards as similar residential uses in the same zone. Small residential care facilities of six or fewer are permitted by right in the RS, RM and RH zones and large residential care facilities (of more than six) 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) (shown later).

The Commission can also impose reasonable conditions to ensure that the applicant will comply with all findings. As noted in the parking requirements discussion in Section 4, the existing parking requirements for residential care facilities in the Zoning Ordinance are stricter than what is required of other similar residential uses; therefore, the Housing Element includes a program to modify these requirements.

Accessory Dwelling Units

As defined by the Seaside Zoning Ordinance, an Accessory Dwelling Unit or ADU means an attached or detached residential dwelling unit located on a parcel with a proposed for existing primary residence that provides a complete, independent living facility containing separate kitchen, bath, sleeping, or living facilities.

The City adopted a comprehensive update of its ADU provisions in April 2022 and again in March 2023 to ensure compliance with changes to Government Code Sections §65852.2 and §65852.22. ADUs are permitted on parcels with a proposed or existing residential use in any zone that allows residential uses. The Building Division of the Community Development Department issues a building permit for an ADU if all building permit submittal requirements are met, and if it conforms to the development standards contained in Section 17.52.230 of the Zoning Ordinance.

The City of Seaside actively promotes ADUs as a means of creating more affordable units in the community, allowing seniors to age-in-place, and providing homeowners with extra rental income. To that end, the City's website contains a complete "ADU Guide" which lays out the step-by-step process for obtaining

building permits through the City.¹⁶ The City Council also allocated 5 acre-feet of water to enable the construction of additional ADUs – to date more than 140 applications have been submitted under those rules

Additionally, the City contracted with an architectural firm to create Pre-Approved ADU Plans that have been reviewed and stamped by the City’s Chief Building Official. Residents may utilize these plans free of charge and only need to submit an accompanying specific site plan for review prior to approval.

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

Prior to February 2018, the City only conditionally permitted emergency shelters in limited residential zones as follows:

- Category 1 shelters are for families and/or single women with children in the R-S8 and R-S12 zones.
- Category 2 shelters are for single men and single women 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. Category 3 shelters have the following standards:

- Maximum beds per shelter: 50
- Separation requirement: 300 feet
- Parking: one space per staff member and four bicycle spaces

The CC zone is located along the City’s major transportation corridor – Fremont Boulevard, which provides access to public transit and services. Mixed use residential development and live work housing are conditionally permitted in the CC zone. Census Tract 137 covers the area along Fremont Boulevard and Broadway Avenue, where the Monterey County Social Services is located. Census Tract 137 covers CMX, CC, and RH properties. Based on the general guidance of new State law AB 2339, an average of 200 square feet of space is recommended per person. With an unsheltered population of 90 and maximum shelter limit of 50 beds, two shelters of up to 10,000 square feet each would be needed to accommodate the City’s unsheltered population. As of 2023, at least 1.9 acres of vacant and underutilized sites are available in the CC zone, adequate to accommodate the City’s unsheltered homeless population of 90 persons as of January 2022. Within Census Tract 137, a range of underutilized commercial and residential properties offer potential for adaptive reuse or new construction of emergency shelters.

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

16 ADU Guide: <https://www.ci.seaside.ca.us/740/ADU-Guide>

refurbish the former County health clinic in Seaside with State funds through the Homeless Emergency Aid Program. The facility has 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 shelter provisions.

In addition to more traditional emergency shelters, the recently passed AB 101 requires cities to allow a Low Barrier Navigation Center (LBNC) development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier Navigation Centers may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. The Zoning Ordinance will be amended to comply with AB 101.

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.

The recently passed AB 2162 further requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop. This Housing Element includes a program to amend the Zoning Ordinance to comply with AB 2162.

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. As part of the comprehensive Zoning Ordinance update, the City will 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. Multi-family 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 October 2022, several licensed residential care facilities are located in Seaside:

- Adult Residential Care: One facility totaling 22 beds
- Residential Care for the Elderly: Three facilities with 61 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 multi-family. 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.¹⁷ 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

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

reasonable 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 residents with disabilities via an administrative procedure.

Building Codes

The City adopted the 2022 California Building Code and enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. Government Code §12955.1 requires that 10% of the total dwelling units in multi-family 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 are 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 2024 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.

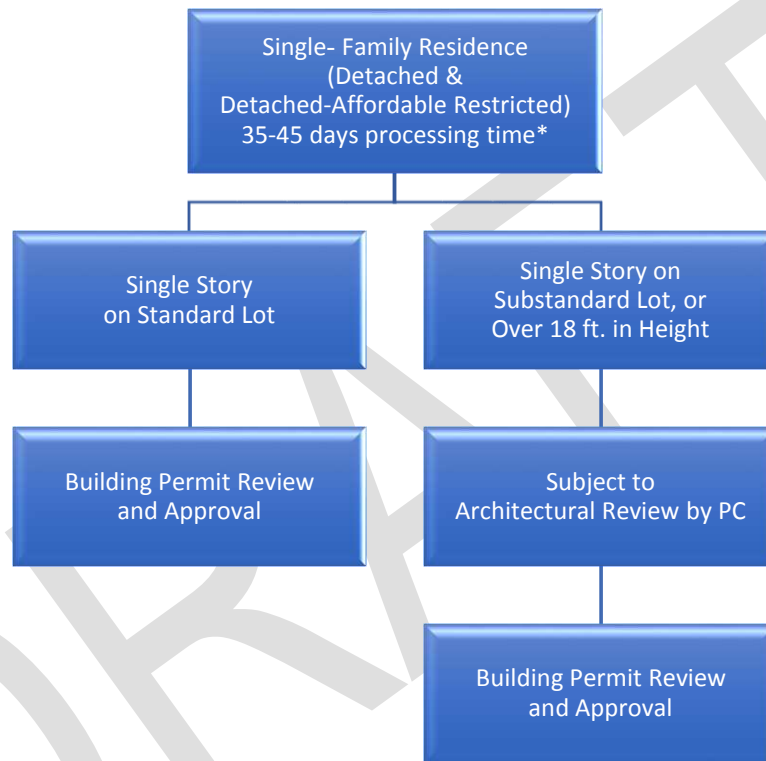
9. Development Permit Procedures and Processing Times

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-36 and Table App-37 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.

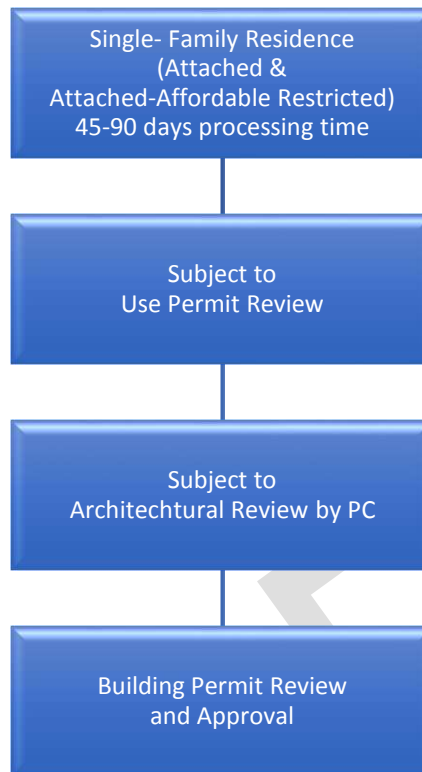
Single-family attached housing requires a Use Permit, however, and affordable single-family attached housing is not permitted in the RH zone. The City will amend the Zoning Ordinance to prohibit single-family homes (detached or attached; market-rate or affordable) in RH zone as part of the comprehensive update to the Zoning Ordinance. Prohibiting single-family homes in RH zone helps preserve the development capacity designated for multi-family housing.

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



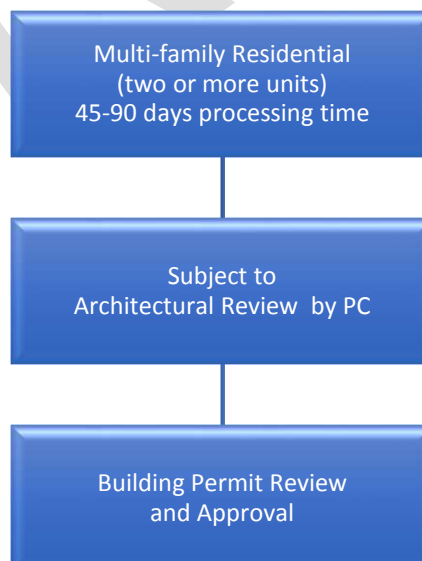
*35- to 45-day processing time for those not requiring architectural review. For those that do, probably closer to 2-3 months.

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



Small multi-family 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 multi-family development of four or more units requires the same approvals but is only permitted in the RH zone.

Figure App-8: Permitting Process for Multi-Family Housing



35- to 45-day processing time for those not requiring architectural review. For those that do, probably closer to 2 to 3 months.

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 multi-family housing.

Table App-36: 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
Multi-family, 2 or 3 units	Not permitted	- Permitted by right. - Architectural review is required on all new construction and additions of 50% or greater to existing structures.	
Multi-family, 4+ units	Not permitted	- Permitted by right. - Architectural review is required on all new construction and additions of 50% or greater to existing structures.	

Source: City of Seaside Zoning Ordinance, 2022.

The Planning Department has established a time table for processing applications consistent with California's Permit Streamlining Act.

Table App-37: 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	Yes	60 days
Variance	PC	CC	Yes	60-90 days
Minor Variance	ZA	PC/CC	Yes	60 days
Architectural Review	PC	CC	Yes	60-90 days
Planned Development	PC	CC	Yes	60-90 days

CC = City Council
PC = Planning Commission
ZA = Zoning Administrator

For projects exempt from CEQA, a typical single-family development can be processed between 45 and 60 days when an application is deemed complete. A typical multi-family project can be processed within 60 days from the date the application is deemed complete. Review is limited to architectural and site design standards. The City works to expedite project review and approval. Furthermore, to comply with SB 35

(Affordable Housing Streamlined Approval), the City will establish a ministerial review process for qualifying multi-family residential projects.

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 (Zoning Ordinance Section 17.62.070):

- 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 2 to 3 months for approval by the Planning Commission and ten weeks if City Council approval is also requested on appeal. For the Minor Use Permit, a public hearing before the Zoning Administrator is required. A Minor Use Permit likely would take around 8 weeks. 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%:

- 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 a Minor Variance. A Variance can take approximately two to three months to process while a Minor Variance usually takes about 8 weeks. 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 residential projects:

- Nonresidential, multi-family residential, and mixed-use projects: all new construction and additions of 50% 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 multi-family residential, commercial, and other nonresidential development
- Residential subdivisions resulting in two or more dwellings

Historically, architectural review has been conducted by the Board of Architectural Review (BAR). In 2020, the BAR was eliminated and merged with the Planning Commission. Per Ord. 1094, “The Planning Commission will also act as the Board of Architectural Review, as it pertains to all references in Chapter 17.70.070 of the Seaside Municipal Code.” References to the BAR below refer to the Planning Commission acting as the BAR. The PC 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 PC 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 PC 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 PC 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 multi-family design guidelines and generally applies the single-family design guidelines to multi-family 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 multi-family development, they do not constrain the development of affordable housing. However, pursuant SB 330, the City will adopt objective design standards. An “objective design standard” is “a design standard that involve[s] no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.” (Government Code section 66300(a)(7)). 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 3 acres or more shall be designed to either provide a minimum of 10% of the total area in one centrally located usable open space area, or dedicate 10% 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 2022, the City Council adopted a new fee schedule, which reflects minor upward adjustments for most fees except for conditional use permits, minor use permits, and design/architectural reviews from the 2018 fee schedule. Planning fees for the City of Seaside and neighboring jurisdictions are summarized in Table App-38. As shown, fees charged by Seaside for FY 2022-2023 are generally lower than comparable sized communities such as Monterey and Santa Cruz.

Table App-38: Comparison of Planning Fees						
	Seaside	Carmel	Marina ¹	Monterey	Pacific Grove	Santa Cruz
Single-Family Residence						
Conditional Use Permit	\$800	\$2,620	\$5,350	n/a \$4,000 deposit	\$1,991	\$2,598
Minor Use Permit	\$700	N/A	n/a	\$2,278.50	\$1,287	n/a
Design/Architectural Review	\$1,200	\$430 to \$780 (Track 1, minor-major) or \$2,265-\$5,175 (Track 2, minor-major)	\$340 to 7,775	\$1,236.50	\$3,318	\$349 + 3.49 per \$1000 valuation
Variance	\$3,034	\$2,145	\$4,745	\$1,804	\$2,771	\$3,240
Minor Variance	\$3,034	n/a	n/a	\$964	n/a	n/a
Multi-family Residential						
Conditional Use Permit	\$1,000	\$2,620	\$1,690	\$4,000 deposit	\$3,248	\$1,678

Table App-38: Comparison of Planning Fees

	Seaside	Carmel	Marina¹	Monterey	Pacific Grove	Santa Cruz
Minor Use Permit	\$700	N/A	n/a	\$2,278.50	\$1,287	n/a
Design/Architectural Review	\$1,200	\$430 to \$780 (Track 1, minor-major) or \$2,265-\$5,175 (Track 2, minor-major)	\$340 to 7,775	\$1,236.50	\$3,318	\$349 + 3.49 per \$1000 valuation
Variance	\$4,505	\$2,145	\$4,745	\$1,804	\$2,771	\$3,240
Minor Variance	\$3,034	n/a	n/a	\$964	n/a	n/a
Planned Unit Developments	\$8,825	n/a	n/a	n/a	n/a	\$8,711
Tentative Map (up to 4 lots)	\$5,889	\$4,000	\$3,845	\$6,000 deposit*	Min \$2495 (+\$302 per lot)	\$8,918
Tentative Map (4 or more lots)	\$8,714	\$4,000	\$7924 (5-20 lots) add. charges	\$6,000 deposit*	Min \$2495 (+\$302 per lot)	\$17,903
Lot Line Adjustment	\$1,724	\$520	\$2,870	\$4,056	\$2,058	\$1,188

Source: City of Seaside, Master Fee Schedule effective September 15, 2022. City of Carmel, Master Fee Schedule effective July 3, 2022; City of Marina, Fee Schedule as of July 15, 2018); City of Monterey, Master Fee Schedule, Fiscal Year 2023; City of Pacific Grove, Master Fee Schedule Fiscal Year 2022; City of Santa Cruz Master Fee Schedule Effective July 1, 2022.
[there's an asterisk and a footnote in the table that are not explained in the notes]

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-39 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 (TAMC) 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. In 2018, TAMC conducted a Regional Development Impact Fee Nexus Study Update which analyzed fees based on the following benefit zones in Monterey County: North County, Greater Salinas, Peninsula/South Coast, and South County. For residential development in the City of Seaside, as part of "Zone 3: Peninsula/South Coast," these fees average \$3,528 per unit, with lower multi-family fees per unit compared to single-family development.¹⁸

New development within the jurisdiction of the Fort Ord Reuse Authority (FORA) (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.

¹⁸ Final 2018 TAMC RDIF Nexus Study Update.

https://www.tamcmonterey.org/files/40892d42f/Final_2018_TAMC_RDIF_Nexus_Study_Update_10182018.pdf

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-39: Planning and Development Fees Collected by Other Agencies				
		Single-Family Project ¹	Multi-family Project ²	Affordable Project ³
Water	Monterey Peninsula Water Management District (MPWMD)	\$6,194 (\$210 + \$273/fixture unit)	\$108,318 (\$210 + \$273/fixture unit)	\$1,166 (\$210 + \$137/fixture unit)
	California American Water Company (Cal-Am)	\$5,000	Actual cost	\$3,000
	Marina Coast Water District (MCWD)	\$4,526	\$81,468	\$4,526
Sewer	Monterey Regional Water Pollution Control Agency (MRWPCA)	\$3,506	\$63,099	\$1,800
	Seaside County Sanitation District (SCSD)	\$1,753	\$31,554	\$900
	Marina Coast Water District (MCWD)	\$2,333	\$41,994	\$1,000
School	Monterey Peninsula Unified School District (MPUSD)	\$8,160 (\$4.08/sq. ft.)	\$4,896 (\$4.08/sq. ft.)	\$6,720 (\$3.36/sq. ft.)
Transportation	Transportation Agency for Monterey County (TAMC) ⁴	\$4,484.75	\$56,685.03	\$2,746.15
Housing	FORA	\$23,279	\$23,279	\$23,279

Assumptions:

1. Single-family development based on 2,000 square feet
2. Multi-family development based on 1,200 square feet at 18 units
3. Affordable unit project is assumed to be multi-family low income
4. Affordable cost per edu, 400 square feet garage per unit is used for Building Permit Fees Estimation; 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)
5. 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 using the Regional Fee implementation worksheet (excel)

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 multi-family 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 multi-family unit constitute no more than 10% 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 residential 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.

C. 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 Fort 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). 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.

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 Fort 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, streets, 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 allocated the entirety of its remaining water 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. Additionally, in 2020 the City allocated 5 acre-feet of water to support the development of ADUs in Seaside – over 140 pending and completed projects have moved forward utilizing this water allocation

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 cfs so long as permitting and construction milestones for the water supply and diversion projects are met.

The City has recently been attempting to take action in order to increase its supply of available water. In 2022 the City entered into an agreement to utilize non-potable water to water the Black Horse and Bayonet Golf Course in northern Seaside. The City has also purchased a property located at 1271 Canyon Del Rey which contains a well that produces non-potable water. The non-potable water can then be used to offset water usage that does not require a potable source (such as landscape areas), freeing up potable water for development (including residential development). At this point the amount of water which can be saved is unknown; further, additional infrastructure must be built to support this transfer. It is unlikely that the water will be available to support development until 2025 at the earliest. In the meantime, 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 2023-2031 Housing Element to the water service providers within 30 days of adoption. The City will also continue to coordinate with the water service providers to ensure affordable housing developments receive priority water service provision.

6. Sanitary Sewer

Outside of the boundaries of the former Fort Ord, sanitary sewer service 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 (M1W) provides wastewater treatment, disposal, and reclamation services for the cities of Seaside, 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.

M1W's Sewer System Management Plan (2019) includes a capacity analysis of the treatment plan to ensure capacity for future growth and demand based upon regional population growth estimates through 2040. The plan states that due to significant conservation efforts, flows have decreased in recent years and no capacity issues are anticipated in future years. The plan also indicates that M1W's annual capital improvement master plan addresses identified maintenance needs and deficiencies to ensure ongoing capacity. Therefore, 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.

A. 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 2023-2031. 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 6th Cycle planning period from June 30, 2023 to December 15, 2031 is 616 housing units (Table App-40).

Table App-40: Regional Housing Needs Share for Seaside		
Income Category	Income Threshold	Number of Units
Extremely Low/Very Low	50% or less of the AMI	86
Low	51% to 80% of the AMI	55
Moderate	81% to 120% of the AMI	156
Above Moderate	Over 120% of the AMI	319
Total		616

Source: AMBAG, October 2022.

The City has a RHNA allocation of 86 very low income units. Pursuant to new state law (AB 2634), the City must project the number of extremely low income (30% or less of AMI) housing needs based on Census income distribution or assume 50% of the very low income units as extremely low. According to the CHAS data developed by HUD using 2015-2019 ACS data, the City had 3,160 households with incomes at or below 50% AMI, 1,425 (45%) extremely low and 1,735 (55%) very low income as shown in Table App-30. Therefore, the City's RHNA of 95 very low income units may be split into 39 extremely low and 47 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

2. Credits toward RHNA

Jurisdictions may count toward their RHNA units that have received building permits, planning approvals, and other discretionary approvals that will be constructed during the 2023-2031 RHNA period (June 30, 2023 to December 15, 2031). Jurisdictions may also credit anticipated ADU units towards its RHNA. Table App-41 summarizes the number of units expected to be produced after June 30, 2023 that can be credited

toward the City's RHNA. For the Housing Element planning period, the City has a remaining RHNA of 60 lower income units and six moderate income units.

Table App-41: Summary of Credits toward RHNA					
	Income Categories				
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	86	55	156	319	616
Potential ADU (based on trends)	--	--	112	--	112
Projects	39	42	38	1,379	1,498
Total Credits	39	42	150	1,379	1,610
Remaining Need	47	13	6	0	66
Combined Remaining Need		60	6	0	66

Accessory Dwelling Units (ADUs)

Pursuant to State law, the City may credit potential ADUs to the RHNA requirements by using the trends in ADU construction to estimate new production. Between 2018 and 2022, 69 ADU units were built in the City for an average of 14 ADUs per year (Table App-42). Assuming that 14 ADU units will be built per year, the City has assumed a total of 112 ADUs will be built between June of 2023 and December of 2031. This is a conservative estimate considering that as of December 1, 2022, 17 ADUs had been built in 2022 and an additional 56 had been approved, issued permits, or in construction but had not been completed. In addition, the City of Seaside actively promotes ADUs as a means of expanding housing opportunities and providing homeowners with extra rental income. To that end, the City's website contains a complete "ADU Guide" which lays out the step-by-step process for obtaining building permits through the City. The City has also contracted with an architectural firm to create Pre-Approved ADU Plans that have been reviewed and stamped by the City's Chief Building Official. Residents may utilize these plans free of charge and only need to submit an accompanying specific site plan for review prior to approval. In 2022, the City also began the process of implementing its \$1,000,000 CalHome ADU Loan Program grant.

Table App-42: ADU Trends (2018-2022)		
Year	ADUs Built	Approved/Permitted/In Construction
2018	3	0
2019	7	0
2020	14	0
2021	28	5
2022	17	51
Total	69	56
Average	14	--

To determine the affordability of ADUs, the City conducted survey of online rentals posted on Zillow in Seaside and other surrounding cities and compared the sizes of rental units with the sizes of ADUs built in Seaside. The average size of ADUs constructed in Seaside between 2018 and 2022 is 547 square feet. Table App-43 shows the average size and market rents of studios, one-bedroom, and two-bedroom units in Seaside, Marina, and Salinas. ADUs constructed in Seaside are closest in size to one-bedroom units posted on Zillow in Seaside (523 square feet) and surrounding cities. Based on an average rental price of \$1,995 for one-bedroom units in Seaside, ADUs of similar size would only be affordable to moderate income

households (Table App-18). As a result, the City is assuming all potential 112 ADUs as affordable to moderate income households.

Table App-43: Size and Cost of Studio, 1-BR, and 2-BR Rentals – Seaside and Surrounding Areas						
City	Average of Size (sq/ft)			Average of Cost		
	Studio	1-Bedroom	2-Bedroom	Studio	1-Bedroom	2-Bedroom
Seaside	N/A	523	925	\$1,518	\$1,995	\$3,061
Marina	N/A	596	1549	N/A	\$2,107	\$2,534
Salinas	420	667	950	\$1,654	\$1,991	\$2,614
Combined	420	646	938	\$1,635	\$2,004	\$2,649

Zillow, October 2022.

Approved Projects

Residential developments approved and permitted, but not yet built (“pipeline projects”) can be credited towards the City’s RHNA for the 6th cycle Housing Element provided the City can demonstrate the units can be built by the end of the 6th cycle’s planning period. Similarly, units within completed projects which have received a certificate of occupancy after June 30, 2023 can also be credited towards the RHNA. The City currently has three active projects, two of which are associated with the buildout of previously approved development plans.

Enclave at Cypress Grove (Phase 2 and 3)

The Seaside Estates Subdivision (known as the Enclaves at Cypress Grove) was approved by City Council on July 20, 2005 as a 125-parcel residential project for the construction of detached single-family residential home sites in conjunction with the Seaside Resort Development. The residential lots have an average lot size of 11,500 square feet for a total of 46.77 acres. The Seaside Resort Development also included the approval of a 330-unit hotel and 170 Timeshare units. The entire development will be constructed around the two existing 18 hole golf courses (Bayonet and Blackhorse). A total of 46 units from Phase 2 and Phase 3 of the Enclave development are not expected to be finalized until after June 30, 2023.

Parker Flats

Parker Flats is a 42-unit infill building remodel of former nurses barracks site in a high density residential (RH) zoning district (APN: 031-150-011). The project will remodel two buildings, Building A with an existing footprint of 19,909 square feet (sf) and Building B with an existing footprint of 19,380 sf. Building A will house 21 dwelling units, including 2 one-bedroom, 14 two-bedroom, and 5 three-bedroom units, as well as the laundromat and administration offices. Building B will house 21 dwelling units, including 15 two-bedroom and 6 three-bedroom units. While the project is located on a 4.98-acre parcel, project activities are to be contained entirely within the footprint of the two existing three-story vacant military nursing barracks buildings, an existing paved parking lot, and an existing paved driveway, which make up 0.90 acres. Twenty percent of the units will be deed restricted as affordable, to include equal numbers of very low income, low income, and moderate income units. The remaining 33 units are expected to be affordable to above moderate households.

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 Specific Plan provides for a maximum 1,485 housing units to be developed,¹⁹ including 648 apartments, 228 townhomes, and 609 single-family homes (Figure App-9). Campus Town is required to provide 20% affordable housing. The developer, KB-Bakewell, opted to provide deeper affordability for 15% 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% – 74 very low, 78 low, and 73 moderate income units), equivalent to 350 affordable units (23.6% – 148 very low, 129 low, and 73 moderate income units).

¹⁹ While there is a maximum capacity for 1,485 units within the Campus Town Specific Plan Area, 45 inclusionary units are expected to be built offsite. Thus, the total number of units expected from the Campus Town Project are 1,530.

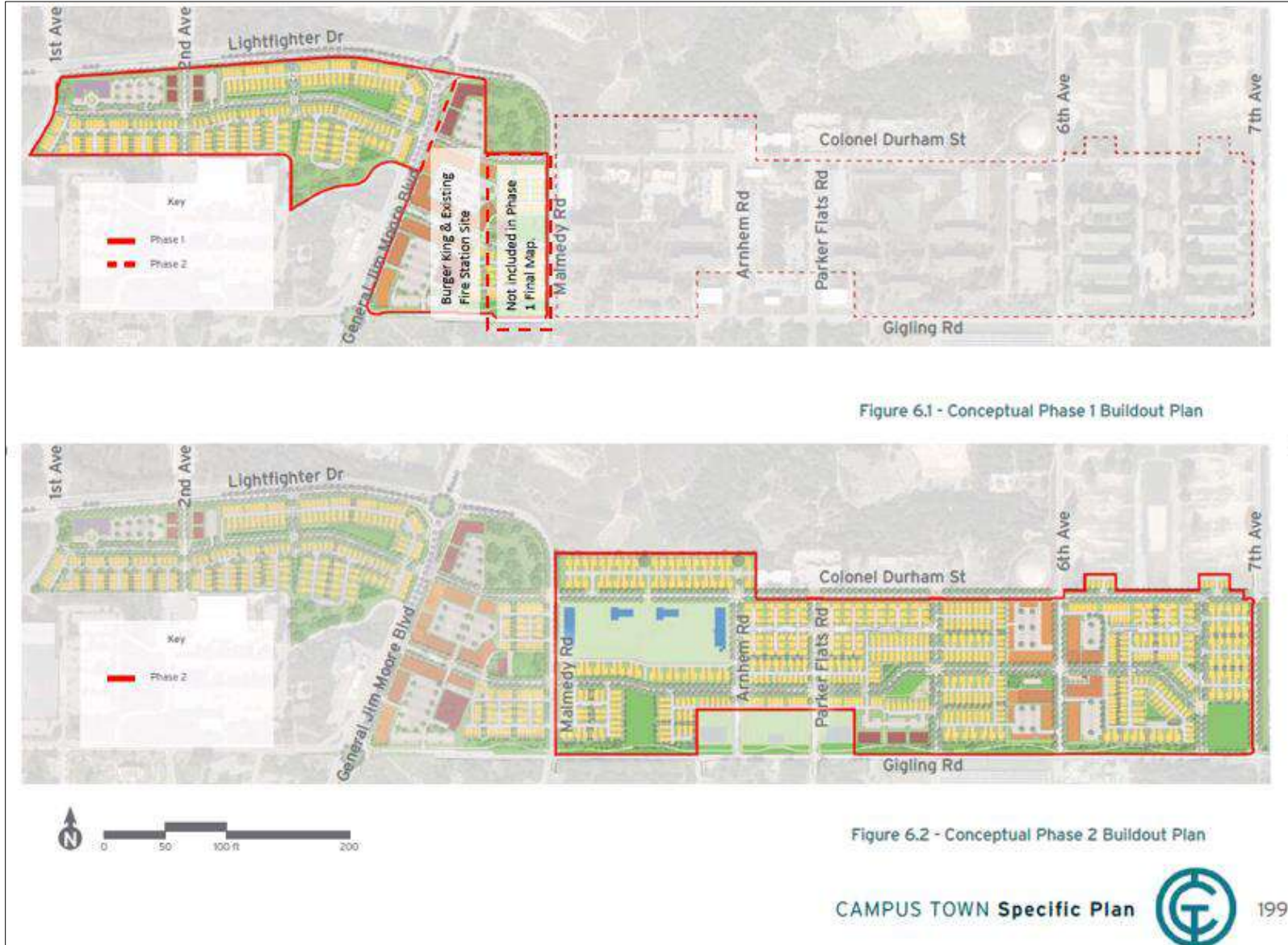
Figure App-9: Campus Town Phasing and Timing

Phase	Location	Housing Type	Rent/ Sale/ Fee	Total Units	Inc Units	Inc Level	X	EIUs ¹	Timing	Notes
Phase 1	OFFSITE	Apts	Rent	0	21	VLOW	2	42	w/in next 8 yrs	Victory Temple Site; Discussions in Process Discussions in process with the City Located on Phase 1A per Final Map Note
Phase 1	OFFSITE	Apts /Condo	For Sale	0	24	LOW	2	48	w/in next 8 yrs	
Phase 1	ONSITE	THs	For Sale	117	4	MOD	1	4	w/in next 8 yrs	
Phase 1	ONSITE	SFDs- Alley	For Sale	126	0	MOD	1	0	w/in next 8 yrs	
PHASE 1A Total				243	49					
Phase 1	ONSITE	Apts	Rent	100	33	VLOW	2	66	Post 8 yrs	Burger King & Existing Fire Station Site - Future Phase
Phase 1	ONSITE	Apts	Rent		34	LOW	1.5	51	Post 8 yrs	
Phase 1	ONSITE	Apts	Rent		33	MID	1	33	Post 8 yrs	
Phase 1	ONSITE	THs	For Sale	111	10	MOD	1	10	w/in next 8 yrs	Note: Area not included in Phase 1 FM
Phase 1	ONSITE	SFDs- Alley	For Sale	483	6	MOD	1	6	w/in next 8 yrs	
PHASE 1B Total				694	116					
Phase 2	ONSITE	Apts	Rent	548	20	VLOW	2	40	528 of 548 units expected within 8 years.	20 units are expected post-8 yrs because they are located between 6th and 7 th Ave, where substantial demolition efforts to remove existing barracks are expected. ²
Phase 2	ONSITE	Apts	Rent		20	LOW	1.5	30		
Phase 2	ONSITE	Apts	Rent		20	MOD	1	20		
Phase 2 Total				548	60					
				1,485	225	15.2%	1.56	350		

Source: Campus Town Specific Plan Phasing Schedule, February 6, 2020

Notes. 1. Equivalent Inclusionary Units. 2. Income breakdown of those 20 units post- 8 year units unknown so the City assumed 5 units from each income level (VLow, Low, Mod, Above Mod).

Figure App-10: Campus Town Specific Plan



Campus Town Phasing and Timing

Figure App-9 also shows the phasing and timing for the Campus Town Specific Plan Area. Of the 1,485 units, 1,365 are expected to be built within the 6th Cycle Planning Period (next eight years). Only 120 units – 100 units in the Burger King and Existing Fire Station Site of Phase 1 and 20 units between 6th and 7th Avenues in Phase 2) are expected to be built after the next eight years. With the addition of 45 offsite inclusionary units, 1,410 units are expected to result from the Campus Town Project (Table App-44).

Table App-44: Campus Town Units Expected by Income Level						
	VL	L	Mod	AM	Total	
Phase 1A	21	24	4	239	288	243 onsite units plus 45 offsite inclusionary units
Phase 1B	0	0	16	578	594	excluding 100 units in Burger King & Existing Fire Station Site
Phase 2	15	15	15	483	528	excluding 20 units in 6th and 7th Ave
Total	36	39	35	1,300	1,410	

Remaining Need

Based on the City's potential ADUs and approved projects (Enclave, Parker Flats, and Campus Town), the City has a total of 1,498 credit units. Since most of these units (1,379) are above moderate, the City still has a remaining need of 60 lower income units and six moderate units.

Table App-45: Summary of Credits toward RHNA					
	Income Categories				
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	86	55	156	319	616
Potential ADU (based on trends)	0	0	112	0	112
Projects	39	42	38	1379	1,498
Enclave- Phase 2	0	0	0	16	16
Enclave- Phase 3	0	0	0	30	30
Parker Flats	3	3	3	33	42
Campus Town	36	39	35	1,300	1,410
Total Credits	39	42	150	1,379	1,610
Remaining Need	47	13	6	0	66
Combined Remaining Need		60	6	0	66

B. 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. Since the City completed its Mid-Term Housing Element Update recently (2020), the City focused its efforts on re-evaluating the suitability of 5th Cycle element sites based on HCD's 6th Cycle Element requirements.

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. An underutilized parcel is one that has built structures that are currently vacant, is a parking lot, or 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:** The West Broadway Urban Village Specific Plan (WBSP) was created to revitalize and enhance the economic, social, cultural, and recreational fabric of the City of Seaside's West Broadway Avenue. The Specific Plan describes and illustrates a vision for the area and provides a framework for creating an Urban Village around West Broadway Avenue as the City's downtown commercial core. 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. More details on the WBSP are provided in the next section.
- **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.
- **AFFH Conditions:** AB 686 now requires that a jurisdiction identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing (AFFH) and the findings of its assessment of fair housing (see Section 7). In the context of AFFH, the site identification requirement involves whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. The analysis found that the Olympia and Terrace neighborhoods (Census Tract 137) had the highest concentrations of minorities, low and moderate income persons, limited access to opportunities, and that Terrace had the highest need for substantial repair and property maintenance. The Cabrillo neighborhood

was also found to have low economic scores and is known to have some of the oldest housing in the City (developed around 1930s and 1940s). Northernmost parts of Cabrillo overlap within the West Broadway Specific Plan, making sites within this area suitable for development as they have been identified as having the potential to create strong linkages between activity centers within the City of Seaside and throughout the Monterey Peninsula, to help create a vibrant revitalized downtown that will provide economic growth and stability, and to and provide diverse housing opportunities for all income levels through the Specific Plan process.

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-46. As stated earlier, 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. The City reviewed the suitability of these vacant and underutilized properties to be included in the 6th Cycle sites inventory.

Table App-46: 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	--
Multi-family 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

Estimating Development Potential

To estimate the level of development allowed, each vacant and underutilized parcel was reviewed for appropriateness for residential use. 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 70% of the maximum allowable density. This density factor brings the estimating of realistic capacity to the lower end of the density range of the respective zones, and is similar to the density factor used in Salinas based on typical developments in the City.

As the proposed General Plan may be adopted after with the Housing Element, development potential on the vacant and underutilized sites is estimated based on both the existing and proposed General Plan. Table App-47 shows the densities used for the based on the proposed and existing land use designations.

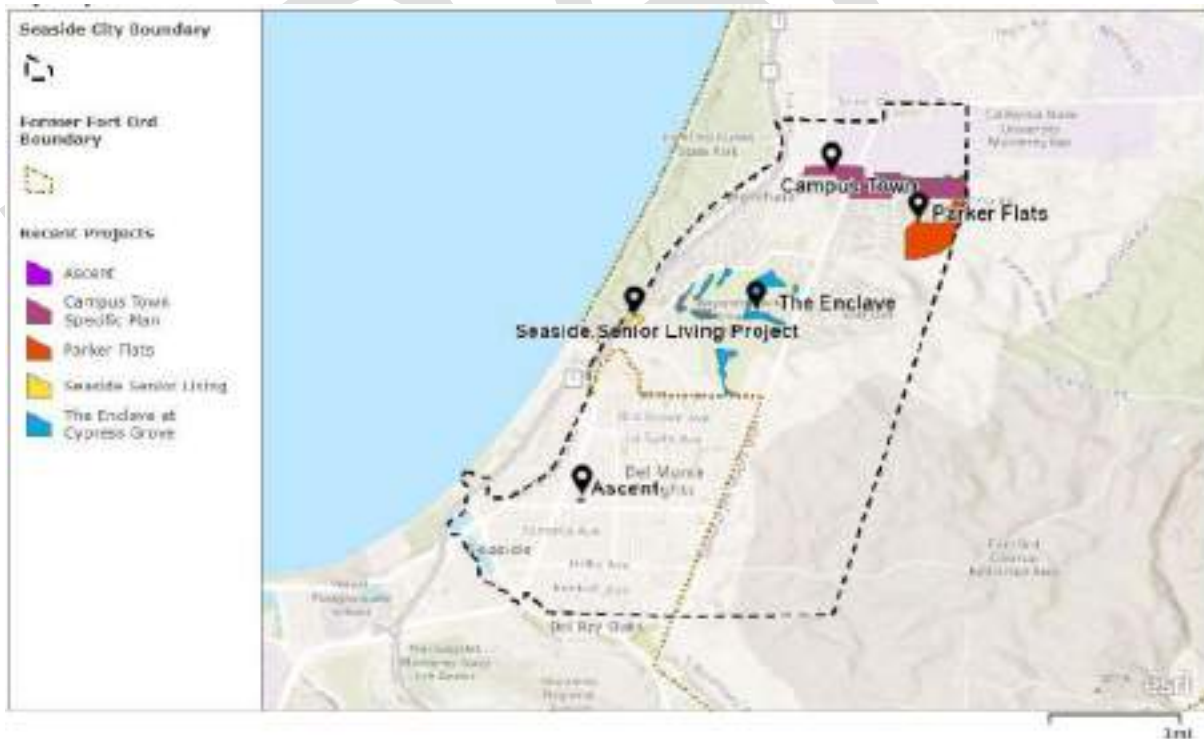
Figure App-2 shows the geographic locations of selected sites. With the proposed General Plan, standalone residential uses would be permitted uses in the Mixed Use Low and Mixed Use High neighborhoods and therefore, enhancing the feasibility and capacity for residential development in these areas.

Table App-47: Proposed vs Existing General Plan Land Use Designations and Densities			
Proposed General Plan Land Use Designation	Proposed Density (units/acre)	Existing General Plan (2004) Land Use Designation	Existing Density (units/acre)
Neighborhood Low	8	Low Density Single Family Residential	8
Neighborhood Medium	15	Medium Density Single Family Residential	12
Neighborhood General	30	Medium Density Residential	15
Neighborhood High	45	High Density Residential	25
Mixed Use Low	45	Mixed Use	25
Mixed Use High	60	Community Commercial (CC)	25
WBSP	20-30	WBSP-RH/MX	20-30
WBSP	30-60	WBSP-MX	30-60

Development Trends

Most of the City's recent projects have been within former Fort Ord or Campus Town Specific Plan areas, such that trends and conditions from these projects are not applicable to the sites considered in the Sites Inventory. The Seaside Senior Living Project, Seaside Resort (which includes the Enclave homes), and Parker Flats are all projects within former Fort Ord.

Figure App-11: Seaside Recent Projects



Esri, NASA, NOAA, USGS, FEMA | California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., HERE/BAS, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

The City's only recent infill redevelopment project is the Ascent—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 set aside 14 units affordable to low income households. The project also included 4,000 square feet of retail space, a shared vehicular court and green space areas for residents. The Ascent was also Seaside's first multi-family project redevelopment in over 20 years which converted a one-story, 3,240 square foot commercial building occupied with a barber shop and beauty shop and a one-story, 5,760 square-foot vacant commercial building and its associated parking into a mixed-use space. This development realized the City priorities of growing upward, increasing affordable housing supply and becoming more transit and pedestrian-friendly and will accelerate the City's improvements for the Downtown district.

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. The Ascent Project used lot line adjustment to combine 14 parcels into six adjusted parcels. In addition, for lower income sites, which must be at least 0.5 acres, sites selected that would require lot consolidation have the same owner (Site D) or at least one of the parcels in the sites in the consolidation group is at least 0.5 acres (Site H). In Site H, if lot consolidation does not occur due to differences of ownership, there would only be a loss of four lower income units and there would still be enough lower income units (83 units) to satisfy the City's remaining lower income RHNA of 60 units.

Sites to Accommodate Lower Income RHNA

Sites to accommodate lower income RHNA must meet density and size requirements to be deemed appropriate for lower income RHNA. Parcels must be zoned to allow sufficient density to accommodate the economies of scale needed to produce affordable housing. In 2004 state law was amended (AB 2348) to identify "default densities" that are considered suitable for lower-income housing. For suburban jurisdictions such as Seaside, the default density is "at least" 20 units per acre. "At least" means the density range allowed on the parcel by the zone has to include the default density. Mixed-Use Low, Mixed-Use High, Neighborhood General and West Broadway Urban Village Specific Plan land use designations in the Proposed General Plan and Mixed-Use, Community Commercial (CC), High Density Residential, and WBSP land use designations in the Existing General Plan allow densities within the default density of 20 units per acre and can accommodate lower income units. In addition, parcels need to be appropriately sized (between 0.5 to 10 acres) to achieve financial feasibility of lower income units. The City identified eight parcels with capacity for 87 lower income units to meet the City's remaining lower income need of 60 units under the City's proposed General Plan densities. About 23% of the City's remaining lower income RHNA was accommodated in vacant sites (Table App-48).

Lower Income Sites- Vacant vs Underutilized- Proposed General Plan

Table App-48: Lower Income Sites- Vacant vs Underutilized- Proposed General Plan			
	Parcels	Units	% Total Lower Income RHNA
Vacant	3	20	23.0%
Underutilized	5	67	77.%
Total	8	87	100.0%

Under the existing General Plan, these eight sites have a capacity of 48 lower income units. Without adopting the General Plan, the City cannot meet its remaining need of 60 lower income units and will have a shortfall of 12 units. The City has included a program in its Housing Plan to ensure the General Plan is adopted by Spring 2024.

Table App-49: Lower Income Sites- Vacant vs Underutilized- Existing General Plan			
	Parcels	Units	% Total Lower Income RHNA
Vacant	3	10	20.8%
Underutilized	5	38	79.2%
Total	8	48	100.0%

Site H

Proposed GP: Site H is made up of sites 16, 17, and 18 with a combined capacity of 20 units. All three sites are vacant and adjacent to each other and are considered to have consolidation potential. Sites 16 and 17 have the same owner. Even if the sites are not consolidated, Site 18 alone meets the requirements to be considered a lower income housing site (is at least half an acre and has a density of at least 20 units per acre).

Existing GP: Site H has a combined capacity of 10 units under the existing General Plan.

Figure App-12: Site H – Lower Income Site



Site #	Acres	Proposed GP LUD	Proposed Density	Den. Discount	Potential Capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
16	0.06	Mixed Use Low	45	0.7	1	H	4	vacant	Terrace
17	0.11	Mixed Use Low	45	0.7	3	H	4	vacant	Terrace
18	0.51	Mixed Use Low	45	0.7	16	H	3	vacant	Terrace
				Total	20				

Site #	Acres	Existing GP LU	Existing Density	Den. Discount	Potential Capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
16	0.06	Mixed Use	25	0.7	1	H	4	vacant	Terrace
17	0.11	Mixed Use	25	0.7	1	H	4	vacant	Terrace
18	0.51	Mixed Use	25	0.7	8	H	3	vacant	Terrace
				Total	10				

Site D

Proposed GP: Site D is made up of sites 8-11 with a combined acreage of 0.59 acres and capacity of 18 lower income units. These underutilized sites are located within the West Broadway Urban Village Specific Plan and have a proposed density ranging from 25 to 60 units per acre. While each parcel is less than 0.5 acres, all sites have the same owner, making the possibility for lot consolidation highly likely. The majority of the site is either parking lot or is vacant. Site 11 was a market but has permanently closed. Only about a third of Site 10 has an active commercial use – a tattoo shop.

Existing GP: Site D has the same capacity of 18 lower income units under the existing General Plan as the existing General Plan and proposed General plan densities are the same.

Figure App-13: Site D – Lower Income Site



Site #	Acres	Existing/ Proposed GP LUD	Existing/ Proposed Density	Den. Discount	Potential Capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
8	0.10	WBSP-RH/MX	25	0.7	1	D	21	parking;	Cabrillo
9	0.10	WBSP- RH/MX	25	0.7	1	D	21	parking;	Cabrillo
10	0.17	WBSP- MX	60	0.7	7	D	21	tattoo shop/parking	Cabrillo
11	0.22	WBSP- MX	60	0.7	9	D	21	seaside market- permanently closed;	Cabrillo
				Total	18				

Note: The land use designation of WBSP-RH/MX allows housing densities from 20 to 30 du/ac while a designation of WBSP-MX allows housing densities from 30 to 60 du du/ac. A density of 25 du/ac was used for WBSP-RH/MX based on density proposed by another project across the street.

Site K

Proposed GP: Site K is made up of a single parcel (site 23) which is mostly undeveloped except for a single-family home that covers about one-third of the parcel. This site has a Mixed-Use High land use designation, with a potential capacity of 49 units. Site 23 is located in a neighborhood (Rousch) that was not found to have park access or education issues like those in the nearby Terrace and Olympia neighborhoods, which also had a concentration of lower income households.

Existing GP: Site K has the potential for 20 units under the existing General Plan.

Figure App-14: Site K – Lower Income Site



Site #	Acres	Proposed GP LUD	Proposed Density	Den. Discount	Potential Capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
23	1.19	Mixed Use High	60	0.7	49	K	27	SFH with unimproved lot	Rousch
				Total	49				

Site #	Acres	Existing GP LUD	Existing Density	Den. Discount	Potential Capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
23	1.19	Community Commercial	25	0.7	20	K	27	SFH with unimproved lot	Rousch
				Total	20				

Sites to Accommodate Moderate Income RHNA

The City has a remaining need to accommodate six moderate income units. The City identified moderate income sites based on the output of the preliminary analysis to identify underutilized and vacant sites described earlier. Most underutilized sites identified were in or near the WBSP area or were more suitable for lower income units since they met the size and density requirements. The WBSP area is also within an area with a concentration of low and moderate income households. WBSP sites were selected as suitable for moderate income if they did not meet the lower income site requirements. However, to avoid a concentration of moderate income sites in one area, the City also identified vacant sites throughout the City, though they tend to be smaller in size. As stated earlier, the City recognizes that many existing parcels in the City are small and lot consolidation may be required. As a result, sites were considered appropriate for moderate income if they could be developed to fit at least two units alone or in conjunction with adjacent parcels. Most vacant adjacent parcels selected had the same ownership increasing the likelihood of lot consolidation.

City identified 18 sites with a combined capacity of 65 units to meet its remaining moderate income RHNA need under the proposed General Plan and 47 moderate income units under the existing General Plan. The majority of these units are located within the West Broadway Urban Village Specific Plan area and in vacant sites.

The site-by-site analysis below is grouped based on Proposed General Plan land use designations but a discussion on capacity based on existing General Plan land use designations is included in each section.

Table App-50: Moderate Income Sites – Proposed General Plan

Proposed GP Designation	Parcels	Units	% Moderate Income RHNA	Moderate Income Units in vacant sites
WBSP	7	29	44.6%	19
Mixed Use Low	6	25	38.5%	19
Neighborhood General	5	11	16.9%	11
Grand Total	18	65	100.0%	49

Table App-51: Moderate Income Sites – Existing General Plan

Existing GP Designation	Parcels	Units	% Moderate Income RHNA	Moderate Income Units in vacant sites
WBSP	7	29	61.7%	19
Mixed Use	2	3	6.4%	6
Community Commercial	2	6	12.8%	3
High Density Residential	1	3	6.4%	6
Medium Density Residential	6	6	12.8%	34
Grand Total	18	47	100.0%	19

WBSP Sites

Proposed GP: There are seven moderate income sites located within the West Broadway Urban Village Specific Plan area. Site C is made up of vacant Sites 5-7 with a combined capacity for nine moderate income units. Sites 6 and 7 have the same owner. Site B is made up of up vacant Site 3 and underutilized Site 4 with a combined capacity of 14 units. Site 4 is currently being used as an auto body shop and parking for that body shop. Site A is made up of underutilized Site 1 and vacant Site 2 with a combined capacity of six units. Site 1

currently has a beauty salon and a car tinting shop. Site 2 was identified to be sold and appropriate as transit-oriented development in Seaside's Long Range Property Management Plan. Combined, all WBSP sites have a capacity of 29 moderate income units.

As stated earlier, the WBSP is intended to help create a vibrant revitalized downtown that will provide economic growth and stability, and to and provide diverse housing opportunities for all income levels Sites within the WBSP are intended to incentivize investment in this area and improve local conditions.

Existing GP: WBSP moderate income sites have the same capacity of 29 sites under the existing General Plan because the densities are the same as in the proposed General Plan.

Figure App-15: Moderate Income Sites within West Broadway Specific Plan



Site A and Site B



Site C



Site #	Acres	Propose/ Existing GP LUD	Proposed/ Existing Density	discount	realistic cap.	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
1	0.09	WBSP	60	0.7	3	A	24	beauty salon /tinting; adjacent to 49	N/A
2	0.09	WBSP	60	0.7	3	A	18	Identified in the LRPMP to be sold and appropriate as transit-oriented development;	N/A
3	0.17	WBSP	60	0.7	7	B	22	vacant; next to body shop parking	N/A
4	0.17	WBSP	60	0.7	7	B	23	Auto body shop; Parking Lot	N/A
5	0.09	WBSP	60	0.7	3	C	17	vacant	Cabrillo
6	0.09	WBSP	60	0.7	3	C	16	vacant	Cabrillo
7	0.08	WBSP	60	0.7	3	C	16	vacant	Cabrillo
Total					29				

Mixed-Use Low

Proposed GP: The City identified six sites with a Mixed Use Low land use designation to accommodate 25 moderate income units. Site F is made up of Sites 12 and 13 that are currently in use as a restaurant and parking lot. Site G is located south of Site G and is made up of two adjacent vacant parcels (Site 14 and 15). Site 14 and 15 also have the same owner making development in these two parcels likely and with a capacity for 8 moderate income units. Site K is made up of sites 24 and 25 with a combined capacity for 11 moderate income. Sites 24 and 25 are located in Ord Grove, and area outside neighborhoods with a concentration of low and moderate income concentration and minority concentration but still close to transit. With a mixed-use low designation these sites are expected to be redeveloped in conjunction with amenities.

Existing GP: Sites with a mixed-use low designation under the proposed General Plan have a variety of land use designations under the existing General Plan: Mixed Use, Community Commercial, and Medium Density Residential. These sites have the potential for a combined 11 moderate income units.

Figure App-16: Mixed-Use Low Moderate Income Sites



Site #	Acres	Proposed GP	Proposed Density	discount	realistic capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
12	0.15	Mixed Use Low	45	0.7	4	F	5	Parking lot	Terrace
13	0.08	Mixed Use Low	45	0.7	2	F	6	restaurant	Terrace
14	0.15	Mixed Use Low	45	0.7	4	G	7	vacant	Terrace
15	0.15	Mixed Use Low	45	0.7	4	G	7	vacant	Terrace
24	0.22	Mixed Use Low	45	0.7	6	M	1	vacant	Ord Grove
25	0.18	Mixed Use Low	45	0.7	5	M	1	vacant	Ord Grove
Total					25				

Site #	Acres	Existing GP	Existing Density	discount	realistic capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
12	0.15	Mixed Use	25	0.7	2	F	5	Parking lot	Terrace
13	0.08	Mixed Use	25	0.7	1	F	6	restaurant	Terrace
14	0.15	Medium Density Residential	15	0.7	1	G	7	vacant	Terrace
15	0.15	Medium Density Residential	15	0.7	1	G	7	vacant	Terrace
24	0.22	Community Commercial	25	0.7	3	M	1	vacant	Ord Grove
25	0.18	Community Commercial	25	0.7	3	M	1	vacant	Ord Grove
Total					11				

Neighborhood General Sites

Proposed GP: The City identified five sites with a proposed Neighborhood General land use designation with a combined capacity of 11 moderate income units. All Neighborhood General sites identified are vacant and located in Terrace or Ord Grove.

Existing GP: Sites with a proposed Neighborhood General land use designation have Medium and High Density Residential designations under the existing General Plan. Densities for sites range from 15 units per acre in medium density residential sites and 25 units per acre in high density residential sites. These sites have a combined capacity of seven moderate income units

Figure App-17: Neighborhood General Sites





Site #	Acres	Proposed GP LUD	Proposed Density	discount	realistic capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
19	0.13	Neighborhood General	30	0.7	2	I	11	vacant	Terrace
20	0.13	Neighborhood General	30	0.7	2	I	11	vacant	Terrace
21	0.18	Neighborhood General	30	0.7	3	J	10	vacant	Terrace
22	0.09	Neighborhood General	30	0.7	1	J	10	vacant	Terrace
26	0.19	Neighborhood General	30	0.7	3	L	9	vacant	Ord Grove
Total					11				

Site #	Acres	Existing GP IUD	Existing Density	discount	realistic capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
19	0.13	Medium Density Residential	15	0.7	1	I	11	vacant	Terrace
20	0.13	Medium Density Residential	15	0.7	1	I	11	vacant	Terrace
21	0.18	Medium Density Residential	15	0.7	1	J	10	vacant	Terrace
22	0.09	Medium Density Residential	15	0.7	1	J	10	vacant	Terrace
26	0.19	High Density Residential	25	0.7	3	L	9	vacant	Ord Grove
Total					7				

2. 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. This analysis assesses the adequacy of the sites inventory based on two scenarios: the existing General Plan and the proposed General Plan. The proposed General Plan Land Use Element offers increased opportunities for higher density residential development.

Table App-52 shows the capacity in the 26 identified sites in the inventory under the existing General Plan conditions. Under the existing General Plan, the City meets its remaining need of six moderate income units but has a shortfall of lower income units. The City does not have enough lower income sites to fulfill its RHNA obligations under the existing General Plan.

Table App-53 shows that under the Proposed General Plan, the 26 sites have a combined capacity of 152 units (87 lower income units and 65 moderate income units). These are able to are available to accommodate the City's remaining RHNA of 60 lower income RHNA and six moderate income RHNA. Pursuant to SB 166, HCD recommends an additional buffer that will provide the City with the capacity to address potential net loss issues over the planning period. HCD recommends that each jurisdiction identify additional candidate sites to accommodate a RHNA buffer of 15% to 30%. The Sites Inventory includes surplus units that exceed the recommended 30% buffer. The City has included a program in its Housing Plan to address this shortfall.

Table App-52: Sixth Cycle Sites Inventory – Existing General Plan					
	Income Level				
	Extremely/ Very Low (0-50% AMI)	Low (51%-80%)	Moderate (81%-120%)	Above Moderate (121%+)	Total
RHNA	86	55	156	319	616
Total Credits	39	42	150	1,379	1,610
Potential ADUs	0	0	112	0	0
Projects	39	42	38	1379	1,498
Remaining RHNA	60		6	0	66
6 th Cycle Sites					
WBSP	18		29	--	47
Mixed Use	10		3	--	13
Community Commercial	20		6	--	26
High Density Residential	--		3	--	3
Medium Density Residential	--		6	--	6
Grand Total	48		47	--	95
Shortfall/Surplus	-12		+41	--	-12
% of Remaining Need	-20%		+683.3%	--	--
Adequate Sites	No		Yes	--	No

Table App-53: Sixth Cycle Sites Inventory – Proposed General Plan

	Income Level				
	Extremely/ Very Low (0-50% AMI)	Low (51%-80%)	Moderate (81%-120%)	Above Moderate (121%+)	Total
RHNA	86	55	156	319	616
Total Credits	39	42	150	1,379	1,610
Potential ADUs	0	0	112	0	0
Projects	39	42	38	1379	1,498
Remaining RHNA	60		6	0	66
6th Cycle Sites					
WBSP	18		29	--	47
Mixed-Use Low	49			--	49
Mixed-Use High	20		25	--	45
Neighborhood General	--		11	--	11
Grand Total	87		65	--	152
Shortfall/Surplus	+27		+59	--	+86
% of remaining Need	+45.0%		+983.3%	--	130.3%
Adequate Sites	Yes		Yes	--	Yes

3. 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 5 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 105-unit project Ascent Project at Broadway and Terrace utilizes 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.

4. 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. 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.

6. Parcel-by-Parcel Sites Inventory

Table App-54 and Table App-55 below shows the site characteristics by parcel for all sites selected for the Sixth Cycle Sites Inventory under the proposed General Plan and existing General Plan, respectively.

Table App-54: Parcel-by-Parcel Site Characteristics- Proposed General Plan

Site	APN	Acres	Prop GLPU	Zoning	Prop Den	Adj.	Pot. Cap	Lot ID	Own. ID	Infra/ Dry Utilities	Income	Neighborhood	ILV ratio	Comments
1	11301006	0.09	WBSP	WBSP	60	0.7	3	A	24	Y	Mod	N/A	0.10	
2	11301007	0.09	WBSP	WBSP	60	0.7	3	A	18	Y	Mod	N/A		beauty salon /tinting;
3	11301018	0.17	WBSP	WBSP	60	0.7	7	B	22	Y	Mod	N/A		Identified in the LRPMP to be sold and appropriate as transit-oriented development;
4	11301020	0.17	WBSP	WBSP	60	0.7	7	B	23	Y	Mod	N/A		vacant; next to body shop parking
5	11303004	0.09	WBSP	WBSP	60	0.7	3	C	17	Y	Mod	Cabrillo		body shop Parking Lot
6	11303005	0.09	WBSP	WBSP	60	0.7	3	C	16	Y	Mod	Cabrillo		Vacant
7	11303006	0.08	WBSP	WBSP	60	0.7	3	C	16	Y	Mod	Cabrillo		Vacant
8	11306003	0.1	WBSP	WBSP	25	0.7	1	D	21	Y	lower	Cabrillo	0.23	vacant
9	11306004	0.1	WBSP	WBSP	25	0.7	1	D	21	Y	lower	Cabrillo	0.23	parking;
10	11306006	0.17	WBSP	WBSP	60	0.7	7	D	21	Y	lower	Cabrillo	0.57	parking;
11	11306008	0.22	WBSP	WBSP	60	0.7	9	D	21	Y	lower	Cabrillo	0.73	tattoo shop/parking;
12	12182006	0.15	Mixed Use Low	T4	45	0.7	4	F	5	Y	Mod	Terrace	0.03	seaside market- permanently closed;
13	12182007	0.08	Mixed Use Low	T4	45	0.7	2	F	6	Y	Mod	Terrace		parking lot
14	12182017	0.15	Mixed Use Low	T4	45	0.7	4	G	7	Y	Mod	Terrace		restaurant
15	12182018	0.15	Mixed Use Low	T4	45	0.7	4	G	7	Y	Mod	Terrace		vacant
16	12195004	0.06	Mixed Use Low	T4	45	0.7	1	H	4	Y	Lower	Terrace		vacant
17	12195005	0.11	Mixed Use Low	T4	45	0.7	3	H	4	Y	Lower	Terrace		vacant
18	12195059	0.51	Mixed Use Low	T4	45	0.7	16	H	3	Y	Lower	Terrace		vacant
19	12272003	0.13	Neighborhood General	T4	30	0.7	2	I	11	Y	Mod	Terrace		vacant
20	12272004	0.13	Neighborhood General	T4	30	0.7	2	I	11	Y	Mod	Terrace		vacant
21	12272012	0.18	Neighborhood General	T4	30	0.7	3	J	10	Y	Mod	Terrace		vacant
22	12272028	0.09	Neighborhood General	T4	30	0.7	1	J	10	Y	Mod	Terrace		vacant
23	12371003	1.19	Mixed Use High	T5	60	0.7	49	K	27	Y	lower	Rousch	0.71	vacant
24	11095001	0.22	Mixed Use Low	T4	45	0.7	6	L	1	Y	Mod	Ord Grove		SFH with unimproved lot
25	11095002	0.18	Mixed Use Low	T4	45	0.7	5	L	1	Y	Mod	Ord Grove		vacant
26	11091006	0.19	Neighborhood General	T4	30	0.7	3	M	9	Y	Mod	Ord Grove		vacant

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. All Sites were included in the 5th Cycle sites inventory. All sites except 3,4, and 23 were also included in the 4th Cycle sites inventory.

Table App-55: Parcel-by-Parcel Site Characteristics- Existing General Plan

Site	APN	Acres	Existing GLPU	Zoning	Existing Den	Adj.	Pot. Cap	Lot ID	Own. ID	Infra/ Dry Utilities	Income	Neighborhood	ILV ratio	Comments
1	11301006	0.09	WBSP	WBSP-MX	60	0.7	3	A	24	Y	Mod	N/A	0.10	
2	11301007	0.09	WBSP	WBSP-MX	60	0.7	3	A	18	Y	Mod	N/A		beauty salon /tinting;
3	11301018	0.17	WBSP	WBSP-MX	60	0.7	7	B	22	Y	Mod	N/A		Identified in the LRPMP to be sold and appropriate as transit-oriented development
4	11301020	0.17	WBSP	WBSP-MX	60	0.7	7	B	23	Y	Mod	N/A		vacant; next to body shop parking
5	11303004	0.09	WBSP	WBSP-MX	60	0.7	3	C	17	Y	Mod	Cabrillo		body shop Parking Lot
6	11303005	0.09	WBSP	WBSP-MX	60	0.7	3	C	16	Y	Mod	Cabrillo		Vacant
7	11303006	0.08	WBSP	WBSP-MX	60	0.7	3	C	16	Y	Mod	Cabrillo		Vacant
8	11306003	0.1	WBSP	WBSP-RH/MX	25	0.7	1	D	21	Y	lower	Cabrillo	0.23	vacant
9	11306004	0.1	WBSP	WBSP-RH/MX	25	0.7	1	D	21	Y	lower	Cabrillo	0.23	parking;
10	11306006	0.17	WBSP	WBSP-MX	60	0.7	7	D	21	Y	lower	Cabrillo	0.57	parking;
11	11306008	0.22	WBSP	WBSP-MX	60	0.7	9	D	21	Y	lower	Cabrillo	0.73	tattoo shop/parking;
12	12182006	0.15	Mixed Use	CMX	25	0.7	2	F	5	Y	Mod	Terrace	0.03	seaside market- permanently closed;
13	12182007	0.08	Mixed Use	CMX	25	0.7	1	F	6	Y	Mod	Terrace		parking lot
14	12182017	0.15	Medium Density Residential	RM	15	0.7	1	G	7	Y	Mod	Terrace		restaurant
15	12182018	0.15	Medium Density Residential	RM	15	0.7	1	G	7	Y	Mod	Terrace		vacant
16	12195004	0.06	Mixed Use	CMX	25	0.7	1	H	4	Y	Lower	Terrace		vacant
17	12195005	0.11	Mixed Use	CMX	25	0.7	1	H	4	Y	Lower	Terrace		vacant
18	12195059	0.51	Mixed Use	CMX	25	0.7	8	H	3	Y	Lower	Terrace		vacant
19	12272003	0.13	Medium Density Residential	RM	15	0.7	1	I	11	Y	Mod	Terrace		vacant
20	12272004	0.13	Medium Density Residential	RM	15	0.7	1	I	11	Y	Mod	Terrace		vacant
21	12272012	0.18	Medium Density Residential	RM	15	0.7	1	J	10	Y	Mod	Terrace		vacant
22	12272028	0.09	Medium Density Residential	RM	15	0.7	1	J	10	Y	Mod	Terrace		vacant
23	12371003	1.19	Community Commercial	CC	25	0.7	20	K	27	Y	lower	Rousch	0.71	vacant
24	11095001	0.22	Community Commercial	CC	25	0.7	3	L	1	Y	Mod	Ord Grove		SFH with unimproved lot
25	11095002	0.18	Community Commercial	CC	25	0.7	3	L	1	Y	Mod	Ord Grove		vacant
26	11091006	0.19	High Density Residential	RH	25	0.7	3	M	9	Y	Mod	Ord Grove		vacant

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. All Sites were included in the 5th Cycle sites inventory. All sites except 3,4, and 23 were also included in the 4th Cycle sites inventory.

C. 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 \$350,000 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% 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 2023, approximately \$2.6 million was available in the in-lieu fund.

3. Permanent Local Housing Allocation

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. For the second year and onward, 70% of the funding will be allocated to local governments for affordable housing purposes and will be distributed using the same formula used to allocate Federal CDBG. This funding is known as the Permanent Local Housing Allocation (PLHA) and can be used to:

- Increase the supply of housing for households at or below 60% of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households

- Promote projects and programs to meet the local government’s unmet share of regional housing needs allocation

A Housing Element certified by the State HCD is a prerequisite for receiving PLHA funds.

4. Public Financing

The State Housing and Community Development Agency, and HUD, offer construction, rehabilitation, and permanent financing as low as 3% 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.

D. 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, especially 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, multi-family, 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 permanent supportive housing project in Salinas’ Chinatown area. Through a groundbreaking collaboration between MidPen Housing and the Central California Alliance for Health, Moon Gate Plaza connects housing and health services for the highest utilizers of the healthcare system, with 20 supportive apartments set aside for that population. Another 20 apartments accepts referrals from Interim, Inc., a leading provider of mental health services and support. The other 50 apartments provide homes for the area’s other low-income residents.

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 multi-family 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 began in January 2020.

Section 5: Evaluation of Adopted Housing Element

To draft an effective housing plan for the 2023-2029 Housing Element, the City must evaluate the effectiveness and continued appropriateness of its existing housing programs and actions. This evaluation includes the following as required by Government Code (GC) §65588:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives;
- The progress of the City in implementation of the housing element ; and
- The effectiveness of goals, policies, and related actions to meet the community's special housing needs.

A. Accomplishments of Adopted Housing Element

This section presents a comparison of the objectives established for each housing program adopted under the 2019 Midterm Update Table App-56 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 5th Cycle Housing Element for the City of Seaside 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 5th Cycle Housing Element was revised to maintain consistency with both the existing and proposed General Plans and adopted December 2019. The City's 5th Cycle Element reviewed the accomplishments of the 4th Cycle Element from 2009 through to 2017, instead of through 2015. As such, even though the 5th Cycle covers 2015-2023, Fifth Cycle Element Programs have a 2019-2023 Implementation Timeline.

Due to the delayed adoption of the 2015-2023 Housing Element, the City of Seaside was subject to the requirement of preparing a midterm review of the adopted Element. The City's 2019 Midterm Review was adopted in April 2020 and reviewed the City's accomplishments up to March 2020. This section reviews and evaluates the City's progress in implementing the 2019-2023 Housing Element from 2019 to the end of FY 2022 (as of the writing of this housing element).

Effectiveness in Addressing Special Needs

With limited funding, the City addresses the housing needs of special needs populations by establishing incentives to build affordable housing as well as removing constraints to the development of lower income units. During the planning period, two projects, the Ascent and Campus Town, have taken advantage of the incentives from the lot consolidation program (Program 7), the affordable housing development program (Program 12), and inclusionary housing program (Program 14) concessions that will add 166 lower income units to the City's housing stock (14 low in Ascent, 74 very low and 78 low in Campus Town). The Comprehensive Zoning Ordinance update in the General Plan is also expected to create more incentives and remove current barriers to housing for special needs, including Housing for Extremely Low Income and Special Needs Households (Program 18).

The City has emerged as a leader in ADU policy and promotion, holding monthly meetings to discuss best practices and financing. As of the end of 2021, the City issued more than 42 ADU permits and 50 units were pending approval. An additional 52 housing permits were issued in 2022.

The City also aims to preserve existing affordable housing stock and provide assistance to lower income households through the Acquisition/Rehabilitation Program, Homebuyer Assistance Program, and Housing Choice Voucher Program. In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside. The City also has also partnered with AmeriNat, a professional loan servicing company, to support the City's First-Time Homebuyer Down payment Assistance and Home rehabilitation loan programs. This partnership increases the City's capacity to approve and service more loans to increase the stock of long-term affordable units and to conserve and maintain existing homes. On April 2023, HCD notified Seaside that their PLHA application was approved in the amount of \$823,633.

Much as is the case with affordable housing, the City of Seaside's limited resources prevent it from engaging in significant efforts to assist the homeless and chronically homeless, and to prevent homelessness, other than through its partnership with the Coalition and other agencies and organizations. However, the services the City selected to fund with its annual CDBG funds do address poverty and substance abuse, which are key issues for the homeless, chronically homeless, and prevention of homelessness. In particular, Legal Services for Seniors provides services to prevent the displacement of seniors from their homes by means of eviction and foreclosure.

Table App-56: Summary of Program Accomplishments

Program	Housing Element Goals and Objectives	Accomplishments/Continued Appropriateness
Goal: 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.	- 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.	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. Council approved a budget increase for 2019-2020 to allow additional code enforcement time on nights and weekends. The City uses the SeeClickFix platform, a public application that allows residents to report code compliance issues, safety issues, abandoned property and dumping, etc., and track progress of their requests. The City distributes business cards with links to the app. Residents and businesses appreciate the SeeClickFix app. Between 2019 to 2022, 274 complaints were registered using the see click fix app. Neighborhood Improvement Commission continues to convene regularly, producing recommendations to City Council on ways to improve the appearance of the City and elicit voluntary cooperation to minimize vandalism. The Neighborhood Improvement Commission participates in public nuisance hearings as outlined in Section 17.36.110 of the Seaside Municipal Code. Over the past 24 months, the Commission has declared a total of (5) properties as public nuisances following a process with public administrative hearings. All properties were deemed to warrant abatement actions by the City due to their excessive accumulations of junk and debris. Continued Appropriateness: Code enforcement remains an important component of the City's housing strategy.
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,	Continue to implement program and utilize the Code Enforcement team to ensure compliance with the ordinance.	Accomplishments: Ordinance No. 996 established 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. Through the use of the SeeClickFix app, residents and businesses can report abandoned properties.

Table App-56: Summary of Program Accomplishments

Program	Housing Element Goals and Objectives	Accomplishments/Continued Appropriateness
voided building permits, and security of abandoned properties.		Continued Appropriateness: Foreclosures appear to be on a rise due to delayed COVID-19 impacts on the economy. This program is included in the 2023-2031 Housing Element.
Acquisition/Rehabilitation: Approximately 77% 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.	- 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.	Accomplishments: In 2021, the City received a \$1,000,000 CalHome ADU Loan Program for the construction or rehabilitation of ten ADUs via ten no-interest, deferred loans to low-income homeowners in the City. The ADUs will be rented to tenants at or below 80% AMI. Due to the Covid-19 Pandemic, program implementation was delayed; however, implementation resumed in 2023. City Staff has identified several interested applicants and will begin outreach and accepting applications in Summer 2023 Also in 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.
3. Resource Conservation: The City will promote resource conservation in residential construction and rehabilitation.	- 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.	Accomplishments: The City continues to promote resource 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 of Seaside also joined the Monterey Bay Community Power (MBCP), another energy provider. MBCP promotes electrification, incentives for Building Reach Codes, and low interest loans for generators. The City will continue to work with energy suppliers and distributors to institute energy conservation programs, and inform the public of these programs. The City provides information on energy conservation for residents and businesses on the City's website(https://www.ci.seaside.ca.us/257/Renewable-Energy-Programs).

Table App-56: Summary of Program Accomplishments

Program	Housing Element Goals and Objectives	Accomplishments/Continued Appropriateness
		Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.
Goal: 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.	• 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% 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.	Accomplishments: In 2020, the City approved the 105-unit Ascent project and Campus Town, which includes 225 affordable housing units. These project and other citywide and city-owned sites available offer adequate sites to meet the City's remaining RHNA. As of the end of 2022, the City has added 74 very low, 78 low, 76 moderate, and 155 above moderate income units for a total of 383 units. The City did not meet its very low income RHNA of 95. As part of the City's efforts to consider the appropriate mix of housing needs in the community, the City contracted with DPZ design firm to conduct a charrette to establish a community vision for Seaside East, a 625 acres future housing growth area. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update. This program will be updated to reflect the new RHNA for the 2023-2031 Housing Element.
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	• 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.	Accomplishments: There were no developments that required replacement housing. The Development of The Ascent and Campus Town would not result in the loss of affordable units for lower income households. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.

Table App-56: Summary of Program Accomplishments

Program	Housing Element Goals and Objectives	Accomplishments/Continued Appropriateness
use of lower income households at any time during the previous five years.		
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 §65863.	- 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.	Accomplishments: The City monitored 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. In addition, the City has adhered to Assembly Bill 35 and Assembly Bill 879, submitting Housing Element Annual Progress Reports tracking progress by income level and development progression. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.
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	- 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.	Accomplishments: The Ascent Project involves the consolidation of 14 parcels to a site of 2.68 acres 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. The Comprehensive Zoning Ordinance update is underway is expected to be completed in 2024. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.

Table App-56: Summary of Program Accomplishments

Program	Housing Element Goals and Objectives	Accomplishments/Continued Appropriateness
mechanisms and incentives to encourage lot consolidation.		
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.	- 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.	Accomplishments: Seaside is recognized among peers as a leader in ADU policy and promotion. On the March 11, 2020 Planning Commission meeting, the topic of ADUs was discussed. Additional study sessions were conducted in 2020 as the City worked on updating the ADU Ordinance to comply with new State law. City will have a first reading of the ADU code on March 17, 2022 and second reading on March 2, 2023. The new ordinance became effective April 2, 2023. Staff coordinated with United Way to host a virtual Seaside ADU Workshop and meet monthly with peers to discuss ADU best practices and financing. As of the end of FY 2021, the City had: - Waived permit inspection fees for 2 years - Hired Workbench architects to prep ADU Pre-Approved Plans - Waived plan check fees for projects using Pre-Approved ADU plans - Allocated 5 AF of water for owners to purchase to construct ADUs - Issued more than 42 ADU permits - About 50 ADU applications still in plan check. In FY 2022, the City updated the City website with ADU development information including pre-approved ADU plans. The City also began the process of implementing its \$1,000,000 CalHome ADU Loan Program grant. The City provides ADU Guide on its website at: https://www.ci.seaside.ca.us/740/ADU-Guide Continued Appropriateness: Program implementation remains appropriate for the Housing Element update and has been updated to reflect changes in state law.
Goal: Housing Affordability and Protections.		
9. Homebuyer Assistance: With the dissolution of the redevelopment agency, the City has	Periodically update the City website to promoting resources available to first-time homebuyers.	Accomplishments: The 5th Cycle's Homebuyer Assistance Program focused on connecting households with available State and federal

Table App-56: Summary of Program Accomplishments

Program	Housing Element Goals and Objectives	Accomplishments/Continued Appropriateness
suspended its First-Time Homebuyer Program. However, the City recognizes the value its residents place on homeownership opportunities. 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.		resources. 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 The City will continue to explore avenues for reinstating a Homebuyer Assistance Program, such as grants. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update and is updated in the 2023-2031 Housing Element.
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% 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.	- 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.	Accomplishments: The Housing Choice Voucher program represents an important resource for the City's extremely low and very low income households. In March 2020, the City created a dedicated Housing page on its website to provide links to various housing resources, including the HCV Program: http://www.ci.seaside.ca.us/705/Housing In 2021, the City partnered with Monterey County and United Way to implement the Emergency Rent and Utility Assistance Relief Program and provided \$1.5M in assistance to maintain housing for Seaside residents impacted by the COVID-19 pandemic. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.
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	- 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	Accomplishments: At-Risk units at Hannon Sea View Apartments did not convert to non-low income during the past Housing Element planning period. . The units continue to be affordable, using project-based Section 8 vouchers and Tax Credit subsidy. The project has a long-term project-based Section 8 contract through 2039. In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside.

Table App-56: Summary of Program Accomplishments

Program	Housing Element Goals and Objectives	Accomplishments/Continued Appropriateness
expressed intent to convert to market-rate housing.	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.	Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.
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.	• 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. • 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.	Accomplishments: The City contracted with AmeriNat professional loan servicing company to support the City's First-Time Homebuyer Downpayment Assistance and Home rehabilitation loan programs. This partnership increases the City's capacity to approve and service more loans to increase the stock of long-term affordable units and to conserve and maintain existing homes. The City added a total of 74 very low and 78 low income units to its housing stock - meeting its goal of facilitating the development of 50 affordable housing units for lower income households. A Comprehensive Zoning Ordinance update is underway in the General Plan and is expected to be adopted by 2024. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.
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.	• 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.	Accomplishments: The Comprehensive Zoning Ordinance update is underway to be included in the General Plan. The General Plan is expected to be adopted by 2024. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.
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	• 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.	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. Both The Ascent and Campus Town include affordable housing, adding lower income units to the City's housing stock. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.

Table App-56: Summary of Program Accomplishments

Program	Housing Element Goals and Objectives	Accomplishments/Continued Appropriateness
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.		
Goal: Remove Potential Constraints		
15. Multi-family 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.	By the end of 2020, establish design guidelines on site planning, massing and scale, and architecture features for multi-family and mixed use development.	Accomplishments: The City is adopting a form-based code as part of its General Plan. The General Plan is expected to be adopted by 2024. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.
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.	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.	Accomplishments: The City has not amended the ordinance to address this discrepancy in its Zoning Ordinance. The Comprehensive Zoning Ordinance update is underway in the General Plan. The General Plan is expected to be adopted in 2024. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.
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 5 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.	- 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.	Accomplishments: Stormwater reclamation and other methods are being pursued to increase the availability of water for housing in Seaside. The City has contracted with the Wallace Group to conduct a feasibility study of groundwater recharge to potentially increase water supply. In 2021, the City also approved water storage project to bring recycled water into Seaside Basin. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.

Table App-56: Summary of Program Accomplishments

Program	Housing Element Goals and Objectives	Accomplishments/Continued Appropriateness
	- 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.	
Goal: 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).	By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, housing-related code amendments related to: - Transitional and Supportive Housing - Reasonable Accommodations - Single-Room Occupancy (SRO) - Employee Housing - Low Barrier Navigation Center (LBNC)	Accomplishments: The Comprehensive Zoning Ordinance update is underway in the General Plan. The General Plan is expected to be adopted on 2024. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.
19. 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.	- 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. - 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.	Accomplishments: Coordination continues with HAMC. The City has provided CDBG public service funding to Eden Council for Hope and Opportunity (ECHO) since 2018 and to Legal Services for Seniors (LSS) since 2016. ECHO provides fair housing information and education to renters and housing providers, investigate suspected cases of housing discrimination, conduct systemic audits to uncover housing discrimination, and provides counseling and conciliation to renters and housing providers regarding their rights and responsibilities in rental housing. Additionally, ECHO also conducts presentations and conduct mass media advertising (social media ads, TV/radio interviews, electronic flyers) throughout the City of Seaside. LSS provides no-cost legal representation to senior (aged 62+) Seaside residents. LSS services include direct representation in court and legal support to resolve bureaucratic processes such as Medicare and Medi-Cal issues and landlord-tenant disputes. LSS also provides educational workshops to help Seaside residents, caregivers, family members and elder care professionals recognize and prevent mortgage fraud, consumer fraud, landlord abuses and elder abuse. The City continues to offer CDBG public service funding to both agencies for their continued services

Table App-56: Summary of Program Accomplishments		
Program	Housing Element Goals and Objectives	Accomplishments/Continued Appropriateness
		The comprehensive Zoning Ordinance update is underway. Continued Appropriateness: Program implementation remains appropriate for the Housing Element update but has been updated to reflect new requirements for affirmatively furthering fair housing.
20. Childcare Costs. Following housing costs, single female-headed families must allocate a portion of their incomes towards childcare costs as reliable child care is often necessary to retain stable employment.		Accomplishments: Amended Municipal Code to reduce discretion for both Small and Large Family Daycare Homes allowing them by-right in all residential and commercial zones. Continued Appropriateness: This is not a direct housing program/action. It is not included in the 2023-2021 Housing Element.

B. Quantified Objectives

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

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed	95		62	72	164	393
Units Constructed	74		78	76	155	383
Units to be Rehabilitated	1	2	2	0	0	5
Units Rehabilitated	0	0	0	0	0	0
Units to be Conserved	66	67	--	--	--	133
Units Conserved	66	67	--	--	--	133

Section 6: Community Engagement

This 2023-2031 Housing Element Update was prepared in coordination with Seaside 2040, the comprehensive update to the General Plan Both the 2015-2023 Housing Element (adopted December 2019) and the Midterm Update (April 2020) were also prepared alongside the General Plan Update so much of the feedback has carried over into the Sixth Cycle Housing Element. A draft General Plan was released in 2017 but efforts to complete the update were delayed and exacerbated due to coronavirus disease concerns. A second round of outreach was kicked off in 2022 and continues through the review and adoption of both the General Plan and Housing Element. The engagement activities provide different opportunities for participation and are offered in both English and Spanish, in-person and virtually. The specific activities that pertain to the Housing Element Update are described below:

The City will hold additional in person and virtual engagement sessions for the Sixth Cycle Housing Element during the Public Review period in Spring/Summer 2023:

- 5/19: Housing Element available for public review
- 6/14 or 6/21: Planning Commission presentation on Housing Element
- 6/20: Virtual community workshop on General Plan Update and Housing Element
- 6/22: In person community workshop on General Plan Update and Housing Element

A. 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.

The City conducted a series of stakeholder interviews to kick off this process again in the Summer of 2022 to ensure that the updates to the General Plan and Housing Element are informed by and reflective of its community's diverse views and priorities. Stakeholders included representatives from advocacy groups for youth and family, arts, education, environment, housing, and the Hispanic/Latinx population. A key purpose of these interviews was to reach and elevate the voices of those who have not been historically represented in planning processes.

The interview questionnaire consisted of general questions to identify strengths and issues and several questions specific to housing (see Section 4 of this report for the list of questions.) The interviews were conducted from June 2022 to July 2022. A total of 10 representatives participated in this stakeholder interview process. The list of participating organizations and interview questions are included at the end of the report, in Section 5.

These interviews reiterated some of the findings from the 2020 interviews such as housing affordability and overcrowding but also identified the connection between other issues (jobs, education) and provided a holistic look at the issues facing the community such as:

- **Childcare:** Lack and price of childcare makes it difficult for families (and especially single mothers) to find work. Without work, they have limited housing choices and families may be doubling up to afford housing costs.
- **Youth housing opportunities and engagement:** Despite the presence of higher education and technical institutions in Seaside, youth need more opportunities and stuff to do in the city. 18-to-24 years also get “lost in the weeds” post-high school. Youth are also struggling with housing when they cannot get it through their social support system (e.g., family).
- **Transit/Walkability:** Making existing neighborhoods more walkable and accessible for pedestrians. Safety and maintenance need to be prioritized. Streets feel especially unsafe because of several factors: width, traffic speed, and lack of sidewalk maintenance. The City also needs more safe routes and dedicated bike lanes.
- **Engagement:** The City can do a better job at community engagement, and through that, learn what are the real community priorities rather than only listen to the same group of voices. The City should engage with:
 - Business owners, especially Latinx and Black and young people interested in opening a business but being priced out.
 - Parents to understand rent struggles.
 - Youth: both high school and college
 - Spanish-speaking community
 - Generacion: based out of Watsonville and working on climate justice and are inclusive/accessible to Spanish speakers
 - Black churches
 - The elderly community
 - Chamber of commerce

1. Strengths, Issues and Challenges, and Opportunities

Overall, the following strengths, opportunities, issues, and challenges were shared by stakeholders.

Strengths	Issues and Challenges	Opportunities
• Diversity of housing types • Close-knit community • Educational institutions • Geographic location • Broadway Plan • Diversity • City services • City leadership • Partnerships across agencies and with nonprofits • Park beautification and rehabilitation (e.g., wetlands) • Small and big/franchise business balance	• Lack of sufficient and affordable childcare • Lack of youth opportunities • Lack of housing affordability • Overcrowding • Climate • Climate Action Plan's role in the General Plan Update • Water use and open space • Parking • Role of overcrowding • Role of short-term rentals and push for infill development • Safety • Need for safer roads (from pedestrians in sidewalks, to cyclists in bike lanes) • Insufficient dedicated bike lanes • Housing • No more room for housing development within city limits • Unaffordable housing leading to seeking multiple jobs, doubling up in single-family housing, and forcing out residents • Growing Airbnb units as an obstacle to housing quantity and affordability • Coastal Commission leading to hard approval process for large housing development • Work • Low wage hospitality or service jobs most common among immigrant population • Health • Lack of proper healthcare • Limited number of clinics providing preventive care and mental health services • Walkability • Few walkable places • Factors determining street safety: width, traffic speed, and lack of sidewalk maintenance • Open Spaces • Park distribution inequity/high concentration in few areas	• Childcare • Role of city services to support working parents • Parent engagement on identifying childcare solutions • Housing • Locations: - Broadway Gate area - Hamilton and Sonoma intersection - Fort Ord - General Gillmore Boulevard • Types: - ADUs - Multifamily - Mixed use integration • Climate • Alternative transportation and connectivity • Walkability (15-minute city) • Lens for development approval • Electrification • Regional response requiring cross-jurisdictional partnerships • Education • Partnership with local schools and nearby higher education institutions

2. Summary by Stakeholder Group

a. Arts, Education and Youth

Strengths

Housing

- Compared to other cities in the region, Seaside has a diversity of housing.

City and Community

- Seaside has a tight knit community that is more like a family.
- City staff are doing a great job to face new and ongoing challenges.

Education

- Education is a big strength of the City given the presence of higher education and technical institutions, including California State University Monterey Bay.

Issues

Childcare

- There is not sufficient and affordable childcare in Seaside, and it is much needed especially for children under five years old.
- There are not sufficient people working in childcare, and that has many repercussions, including fewer staff available to take care of children of working families or families that do want to work but cannot because of lack of childcare options. The hospitality field, one of Seaside's strongest industries, is suffering as a result.

Work and Other Opportunities

- Related to childcare, people remain in a lower income bracket when they cannot take on work because of childcare unavailability and costs.
 - This is particularly true for single mothers.
- Youth need more opportunities and stuff to do in the city. 18-to-24 years also get "lost in the weeds" post-high school.

Housing

- Rents are increasing too rapidly.
 - People are moving out of Seaside such as to Pacific Grove where rents are cheaper.
 - Families are living together to reduce housing costs, leading to overcrowding.
 - Older generations feel like the newer generations will not be able to buy a house in Seaside and stay here.
- Lack of housing affordability is particularly affecting the Black community of Seaside.
- It takes a long time to get Section 8 Housing.
- When housing is proposed, the approval and construction periods take too long.
- Golf course area got housing but it is not affordable for people in this community.

Cost of Living

- In addition to housing, other aspects of living in Seaside are becoming more expensive. This impacts families and their quality of life.
- Create family programs to support working families and for people to meet and learn from each other.

Opportunities

City Services

- The City should consider providing services to those who do want to work but currently cannot because of they need to take care of their children.
- Single purpose soccer fields could me made multi-use to include football.

Childcare

- Parents are very active in this space. Involve them in identifying opportunities to make childcare more accessible and affordable.

Housing

- There is an opportunity to bring housing to the Broadway Gate area.
- ADU is a good opportunity and conversation around it should be strengthened.

Land Use Diversity

- Seaside has become more of a bedroom community, and could benefit from different uses that reactivate the community.

Community Engagement

- The City can do a better job at community engagement, and through that, learn what are the real community priorities rather than only listen to the same group of voices.
- As part of the General Plan Update process, engage with:
 - Business owners, especially Latinx and Black and young people interested in opening a business but being priced out.
 - Parents to understand rent struggles.
 - Youth, especially those graduating high school and entering college, who are struggling with housing when they cannot get it through their social support system (e.g., family).

COVID-19 Pandemic

- The following were identified as the biggest impacts:
 - Stipends for covering basic needs, especially food
 - Rental assistance
 - Vaccination and medical assistance
 - Piloted Vida project to bring community health workers to help educate people on COVID safety and vaccination.
 - Food banks (including going door-to-door)
 - Internet access

b. Environmental

Strengths

Seaside's Special Features

- Location: Proximity to Highway 1 and so many recreational spots make Seaside uniquely situated.
- Education: The City has many public education schools, including for special education, international education, and arts education, that need to be included as special features in the General Plan.

Housing

- Seaside has some diversity of housing type relative to other Peninsula municipalities.
- Seaside has balanced neighborhoods, instead of enclaves such as gated communities, which create a friendly, neighborly, and close-knit community.

Broadway Plan

- The multi-level parking structure in the Broadway Plan may offer some relief to make West Broadway area more commercial and walkable.
- Easy rapid transit would mean not having to rely on a car.

Issues

Climate

- Climate Action Plan was adopted but it was not clear if and how it would guide the General Plan Update.
- Water use and open space will continue to be pressing issues for the City.

Housing

- Overcrowding is a major issue that has gotten. It is basically turning single family housing into multifamily housing out of necessity.
- Avoid another Seaside Highland.
- It is very difficult for people to qualify for a loan and buy a house in Seaside.
- The unhoused population is undercounted.

Parking

- Overcrowding is also resulting in lack of sufficient parking.
- Both increase in short-term rentals and push for infill development will exacerbate parking issue.

Safety

- More safe routes are needed.
- Dedicated bike lanes are only in Broadway and one other street. This is not sufficient.

Opportunities

Climate

- Create a plan that supports alternative transportation and connectivity to reduce carbon emissions.
 - Together, these can mitigate parking development.
- All developments should be thought through a climate change lens to ensure that they do not exacerbate the problem.
- Electrification will be an important aspect to responding to climate and meeting future codes.
- Addressing climate change requires a regional response that does not adhere to city boundaries. It will require cross-jurisdictional partnerships.
- Looking elsewhere:
 - Santa Cruz County and San Luis Obispo provide good models for climate planning.
 - Watsonville is a good example of how to apply a climate justice lens.
 - Other jurisdictions are farther ahead when it comes to climate action and environmental justice. Partner and learn from them.

Walkability

- Make 15-minute city a priority especially for Seaside East. This includes making existing neighborhoods more walkable and accessible for pedestrians.

Housing

- Hamilton and Sonoma intersection is densely populated and has lots that could support multifamily housing.
 - Some buildings are rundown and need better maintenance.
- Emphasize multifamily housing and equitable location that leads to more socioeconomic integration.

Community Engagement

- As part of the General Plan Update process, engage with:
 - Spanish-speaking community
 - Generacion: based out of Watsonville and working on climate justice and are inclusive/accessible to Spanish speakers
 - Black churches

COVID-19 Pandemic

- The following were identified as the biggest impacts:
 - Open spaces: more people were trying to get outdoors. There is a stronger need to make amenities and services more accessible within walking distance.
 - Restricted commerce and business closures

c. Latinx

Strengths

Seaside's Special Features

- Location: Seaside is close to other cities that create opportunities for jobs, recreation, and other.
- City leadership: The current mayor has been doing a great job.
- Diversity: Seaside's population is diverse and is increasingly so.
- City services: It has fire and police departments and the DMV.
- Partnerships: More nonprofits are establishing here and partnering with City Council to bring services to residents (e.g., Palenque Arts)

Environment

- The City and nonprofits have done good efforts in park beautification and rehabilitation, especially some of the wetlands closer to the beach.

Economic Development

- The City has done a good job of balancing the need and presence of small and big/franchise businesses.
- The Auto Mall is an asset, as it might be the only one in the Peninsula.

Issues

Housing

- There is no more room for housing development.
- Because housing is so expensive, people are either finding multiple jobs or living together in single-family housing.
 - Seaside will continue to lose residents if it does not address the housing problem, as they will be forced to look to other places to live.
- The growing number of Airbnb's is another obstacle for housing quantity and affordability.
- Any large housing development has to go through a hard approval process when the project is within the Coastal Commission's boundaries.

Work

- Among the immigrant community, hospitality or service jobs tend to be the most common. But these do not pay much. Many have to live with multiple families or work a second job.

Health

- The City is missing proper healthcare.
- There are a limited number of clinics providing preventive care and mental health services.
- During the pandemic, it was hard to find healthcare locations. Many people had to travel out of the city to receive the services they were looking for.

Walkability

- The City has few walking spaces.
- Streets feel especially unsafe because of several factors: width, traffic speed, and lack of sidewalk maintenance.
- People did not know where it was safe to walk and bike and so did not get that many opportunities to be outside during the pandemic.

Open Spaces

- Many parks are located near General Gillmore Boulevard, whereas Fremont and surrounding areas do not have many open spaces.
- Parks are highly concentrated when looking at the land use map.

Opportunities

Housing

- Location:
 - Use some of the Fort Ord land and areas around General Gillmore Boulevard for accommodating new housing.
 - There is a small vacant plot on Broadway next to the post office that could become housing.
- Support economic development through housing opportunities.
- The City should find more opportunities to partner with private housing developers.
- Create a first-time homebuyer's program.
- Looking elsewhere:
 - The City of Marina started the development Sea Haven, where the developer established a fund wherein part of the sale of a house would go to a fund that awards money back to nonprofits based in Marina.
 - This could be a model for Seaside to follow and establish a community benefits plan or agreement.

Education

- The City should partner with local schools to create programs to increase education partnership with nearby universities.
- The City of Gonzales offers a good example of how to collaborate between the city and schools.

Community Engagement

- As part of the General Plan Update process, engage with:
 - The elderly community
 - Myer Center
 - Student clubs
 - High school and college students
 - Chamber of Commerce

COVID-19 Pandemic

- The following were identified as the biggest impacts:
 - Service industry: many had to seek government relief.
 - Sense of community

3. Participating Stakeholders

A total of 10 organizations participated in the stakeholder interview process, representing five diverse groups: environmental, arts, education, youth and Latinx.

- Building Healthy Community
- Community Partnerships for Youth
- LandWatch
- League of United Latin American Citizens
- Seaside High School
- Seaside Peninsula
- Siembra Latinos Fund
- Sustainable California State Monterey Bay
- Sustainable Monterey County
- Sustainable Seaside

4. Interview Questionnaire

Interview Questionnaire

Part 1: Strengths, Assets, and Characteristics

1. Previously, stakeholders identified the following as key assets and characteristics that make Seaside special: community characteristics including culture, diversity, and community involvement, the fire and police department, housing affordability, small businesses, churches, park and recreation space, the auto mall and CSUMB. Do these still resonate?
 - Are there any additional characteristics of Seaside today that you do not see reflected in this list?

Part 2: Issues

2. Previously, stakeholders identified key issues surrounding expensive housing, with aging stock and overcrowding, lack of economic development opportunities, and various infrastructure improvements needed as top priority issues. Do these still resonate?
 - Have any new issues emerged in the past five years not considered in this list, or become particularly exacerbated?
3. How were you and your community affected by the Covid-19 pandemic? What lasting effects are you experiencing, or do you anticipate experiencing?

Part 3: Housing

4. What concerns you about housing in Seaside?
 - In what ways are residents' housing needs not being met? Such as, for certain income groups? In certain neighborhoods? For people with special needs?
 - What do you think are the greatest barriers or constraints that are preventing those needs from being addressed?
5. Where in the city do you think more or different types of housing should be built? Are there any sites that you think are particularly well-suited for new or additional housing?

Part 4: Process Going Forward

6. Is there anything you'd like to see or change related to community engagement, processes, and General Plan topics going forward?

B. 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.]

C. 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.

The Planning Commission will review the Draft Housing Element on June 14, 2023 or June 21, 2023.

D. Internet Survey

An internet survey was created in both English and Spanish for the 2020 Housing Element Update. The City of Seaside continued to solicit survey responses until March 25, 2020 to allow the maximum opportunity for participation. The City mass emailed the survey links to over 800 people to encourage participation. The survey links were 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 was 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.

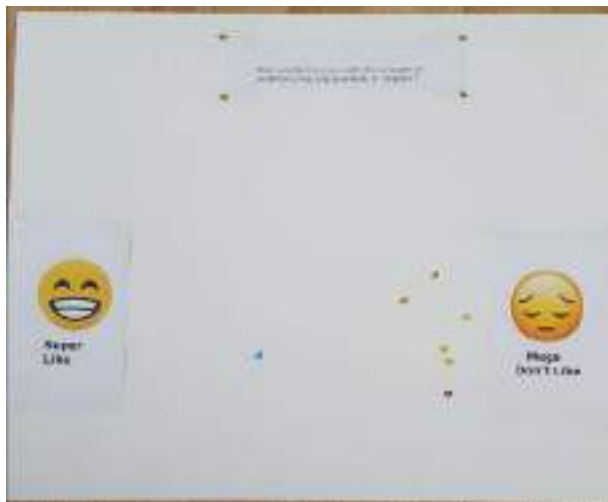
The survey was designed as a coordinated effort between the City of Seaside and Rincon Consultants and covers topics such as: affordable housing, water availability, ADUs, increasing density in existing neighborhoods, workforce housing, and the use of technology to speed up the development process.

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 survey is still ongoing. Final survey results will be included in the version of this document sent to Council for adoption, due to time constraints.

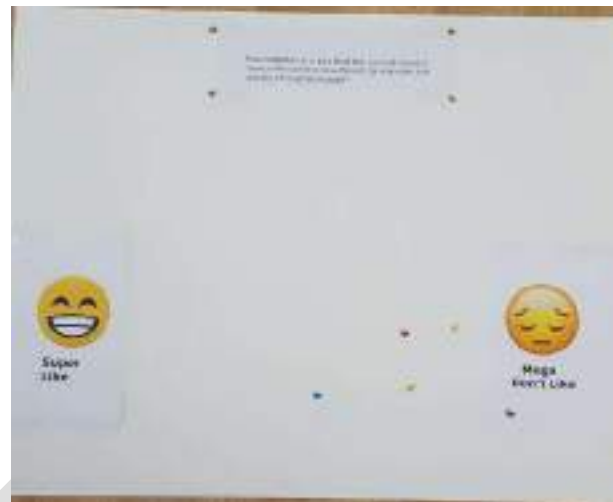
E. Community Engagement during Coronavirus

While the outreach for the 2023 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



Current level of code enforcement



Technology to speed up development process



Increase sources of water



Section 7: AFFH

A. Introduction and Overview of AB 686

Assembly Bill 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity²⁰ and a commitment to specific meaningful actions to affirmatively further fair housing.²¹ AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes.²² In addition, it:

- Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation
- Requires that the AFFH obligation be interpreted consistent with HUD's 2015 regulation, regardless of federal action regarding the regulation
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals

The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and an identification of fair housing goals and actions.

B. Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.²³ The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the

20 While California's Department of Housing and Community Development (HCD) does not provide a definition of opportunity, opportunity usually relates to access to resources and ability to improve quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.

21 "Affirmatively furthering fair housing" is defined to mean taking meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law.

22 A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

23 Gov. Code, §§65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

locality at a county level or even broader regional level such as a Council of Governments, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, “Regional Trends” describe trends in Monterey County and the Bay Area, depending on the availability of data from the U.S. Census and other data sources. “Local Trends” describe trends specific to Seaside and communities within the City.

1. Sources of Information

The City used a variety of data sources for the assessment of fair housing at the regional and local level. These include:

- U.S. Census Bureau’s Decennial Census (referred to as “Census”) and American Community Survey (ACS)
- U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on the 2014-2018 ACS)
- Monterey County’s Analysis of Impediments to Fair Housing Choice 2019 (2019 AI), a joint effort by the County Collaborating Entities²⁴
- Local Knowledge

Some of these sources provide data on the same topic, but because of different methodologies, the resulting data differ. For example, the decennial census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. This is in part because ACS provides estimates based on a small survey of the population taken over the course of the whole year.²⁵ Because of the survey size and seasonal population shifts, some information provided by the ACS is less reliable. For this reason, the readers should keep in mind the potential for data errors when drawing conclusions based on the ACS data used in this chapter. The information is included because it provides an indication of possible trends. The analysis makes comparisons between data from the same source during the same time periods, using U.S. Census data as a first source.

The City also used findings and data from the 2019 Monterey County Analysis of Impediments to Fair Housing Choice (2019 AI) for its local knowledge as it includes a variety of locally gathered and available information on issues affecting fair housing choice. The City also used HCD’s 2020 Analysis of Impediments to Fair Housing Choice for its regional findings and data.

In addition, HCD has developed a statewide AFFH Data Viewer. The AFFH Data Viewer consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the most current available Census and ACS data. The City tried to the best of its ability to ensure comparisons between the same time frames but in some instances, comparisons may have been

²⁴ 2019 Monterey County Analysis of Impediments to Fair Housing Choice covers the entitlement jurisdictions of Monterey, Salinas, and Seaside, as well as the Monterey Urban County Entitlement Area, which is comprised of the cities of Gonzales, Greenfield, Sand City (participating cities), and the unincorporated areas of Monterey County

²⁵ The American Community Survey is sent to approximately 250,000 addresses in the United States monthly (or 3 million per year). It regularly gathers information previously contained only in the long form of the decennial census. This information is then averaged to create an estimate reflecting a 1- or 5-year reporting period (referred to as a “5-year estimate”). 5-year estimates have a smaller margin of error due to the longer reporting period and are used throughout the AFFH.

made for different time frames (often different by 1 year). As explained earlier, the assessment is most useful in providing an indication of possible trends.

2. Fair Housing Defined

Fair housing throughout this report is defined as follows:

A condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of their characteristics as protected under State and Federal laws.

The housing markets across the Monterey region are very different. Therefore, in most cases, discussions and assessments on housing options and choices are made in the context of the local communities, particularly relating to local policies that would impact the range of housing choices available.

3. Housing Issues, Affordability, and Fair Housing

HUD's Fair Housing and Equal Opportunity (FHEO) Division draws a distinction between housing affordability and fair housing. Economic factors that affect a household's housing choices are not fair housing issues per se. Only when the relationship between household income, household type, race/ethnicity, and other factors create misconceptions, biases, and differential treatments would fair housing concerns arise.

Tenant/landlord disputes are also typically not related to fair housing. Most disputes between tenants and landlords result from a lack of understanding by either or both parties on their rights and responsibilities. Tenant/landlord disputes and housing discrimination cross paths when the disputes are based on factors protected by fair housing laws and result in differential treatment.

C. Geography

1. Monterey County

Monterey County is predominantly rural, with urban development clustered along the Monterey Bay coastline and in agricultural inland valleys along U.S. 101. Major urban development in the Monterey Bay Area primarily occurs along the Monterey Peninsula from Marina to the north and Carmel-by-the-Sea to the south. The Seaside-Monterey, and Salinas urbanized areas are the most densely developed in the region. The cities in Monterey County are generally broken up into two areas – the Peninsula cities (Carmel-by-the-Sea, Pacific Grove, Monterey, Sand City, Seaside and Marina) and the Valley cities which are located along SR-101 in the inland areas (Salinas, Gonzales, Soledad, Greenfield and King City). For this analysis, the regional context will be the Monterey County Area. Where more detail or data is needed, the City compared Seaside to its neighboring Peninsula Cities of Monterey and Marina and to the Valley Cities of Salinas and Gonzales.

2. Seaside

Seaside is one of seven cities on the Monterey Peninsula. Nearby cities include Marina, Del Rey Oaks, Monterey, and Carmel-by-the-Sea. The City was developed as a primarily single-family community in the 1950s and 1960s. 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, workers in the hospitality and other service industries have replaced 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.

As shown in Figure App-18, the southern portions of Seaside contain the residential housing while northern Seaside (north of Military Avenue) contains mostly non-residential districts such as Public/ Institutional (PI), Military (M), Visitor-Serving Commercial (V-FO), Open Space with scattered housing and mixed-use commercial.

Figure App-18: 2007 Zoning Map



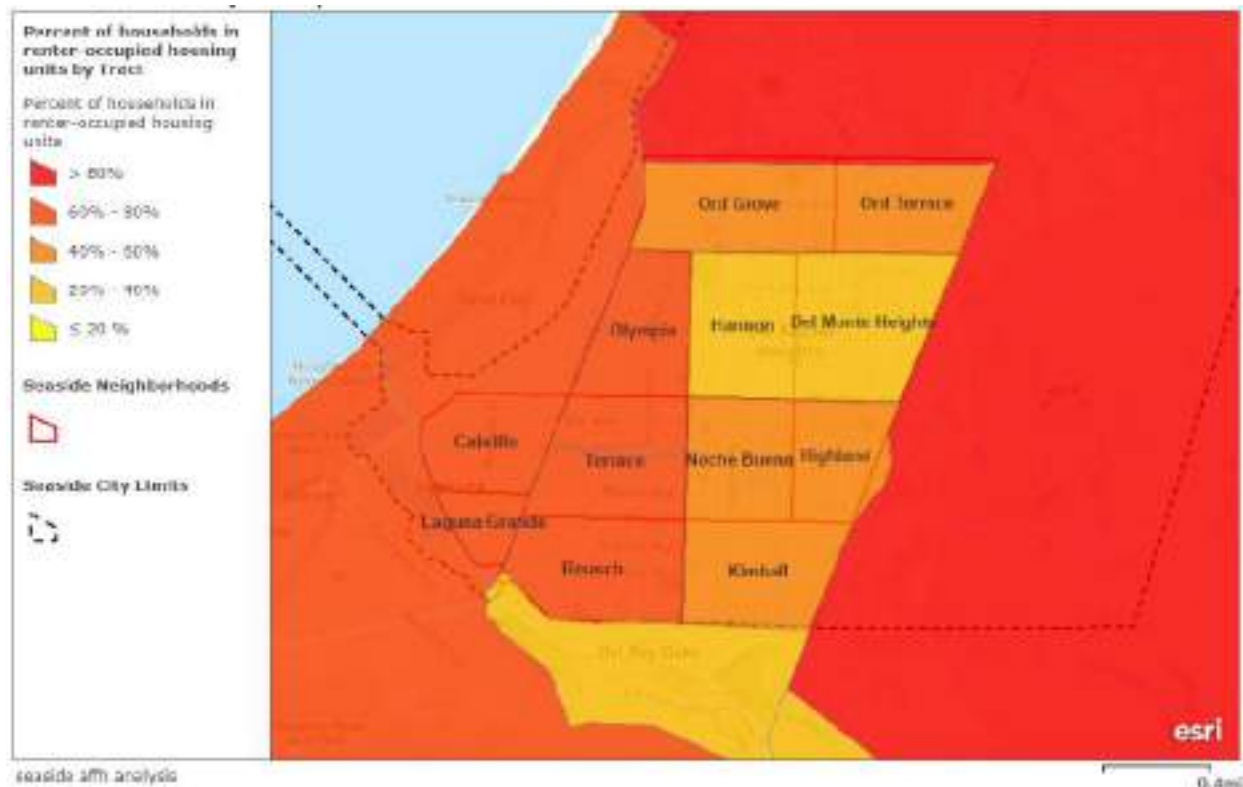
Seaside's residential neighborhoods are shown in Figure App-19. Most neighborhoods are single family housing districts, with multi-family residential housing (medium and high) allowed mostly along Fremont Boulevard in the Old Grove, Olympia, Terrace, Rousch, and Kimball neighborhoods. The Highland Neighborhood has the highest concentration of High Density Residential acreage.

Figure App-19: Seaside Neighborhoods



The City's renter population is concentrated west of Noche Buena Boulevard in the Olympia, Terrace, Roush, Cabrillo, and Laguna Grande neighborhoods. Between 60% and 80% of households in these neighborhoods are renter households (Figure App-20).

Figure App-20: Renter Household Concentration



D. Assessment of Fair Housing

1. Fair Housing Enforcement and Outreach Capacity

Fair housing is a right protected by both federal and state of California laws and virtually every housing unit in California is subject to fair housing practices. Enforcement includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. Fair housing outreach capacity also relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are well aware of fair housing laws and rights.

a. Fair Housing Service Providers

This section identifies local and regional agencies and organizations that provide fair housing information, outreach, and enforcement in the jurisdiction and region; including discussions of their capacity and the resources available.

In general, fair housing services include the investigation and resolution of housing discrimination complaints, discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. Landlord/tenant counseling is another fair housing service that involves informing landlords and tenants of their rights and responsibilities

under fair housing law and other consumer protection legislations as well as mediating disputes between tenants and landlords.

U.S. Department of Housing and Urban Development (HUD)

The mission of HUD's Office of Fair Housing and Equal Opportunity (FHEO) is to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities by leading the nation in the enforcement, administration, development, and public understanding of federal fair housing policies and laws. FHEO offers the following programs:

HUD investigates complaints of housing discrimination based on race, color, religion, national origin, sex, disability, or familial status. At no cost to the complainants, HUD will investigate the complaint and try to conciliate the matter with both parties. HUD maintains a record of all housing discrimination complaints for jurisdictions, including the County of Monterey. According to the HUD website, any person who feels their housing rights have been violated may submit a complaint to HUD via phone, mail, or the Internet. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. HUD refers complaints to the California DFEH, which has 30 days to address the complaint. As a substantially equivalent agency, DFEH's findings are usually accepted by HUD. Thereafter, HUD tracks the complaint and its issues and outcomes as a "dually filed" complaint.

California Department of Fair Employment and Housing (DFEH)

The mission of the Department of Fair Employment and Housing (DFEH) is to protect Californians from employment, housing and public accommodation discrimination, and hate violence. To achieve this mission, DFEH tracks and investigates complaints of housing discrimination as well as complaints in the areas of employment, housing, public accommodations and hate violence.

California Rural Legal Assistance

California Rural Legal Assistance (CRLA) is a nonprofit legal service program created to help California's low income individuals and communities. CRLA provides low income rural Californians with free legal assistance and a variety of community education and outreach programs. Half of its resources are committed to multi-client cases that grapple with the root causes of poverty, with the goal of improving conditions for farmworkers, single parents, school children, the elderly, people with disabilities, and entire communities. Specifically, CRLA provides a wide range housing protection including: foreclosure and eviction defense, housing discrimination, substandard housing, farmworker housing, lockout and utility shut-offs by landlords, and rent deposit refunds.

CRLA has a HUD-funded fair housing program providing a range of services to support fair housing and civil rights for rural populations facing housing discrimination. CRLA's work includes investigating violations of state and federal fair housing laws, filing administrative complaints and engaging in affirmative litigation, land use and housing element advocacy, and conducting education, outreach, workshops, and training. CRLA also works with state and local fair housing agencies, local governments, and other non-profits and community based organizations to remedy discrimination in public and private housing markets and to reduce the incidence of practices that perpetuate segregation.

ECHO Housing

The Eden Council for Hope and Opportunity (ECHO Housing) was founded in 1964 and incorporated in 1965 by community volunteers dedicated to equal housing opportunities and the prevention and elimination of homelessness. Established as a fair housing agency, ECHO has expanded to a full service housing counseling organization providing services to very low and moderate income clients. ECHO's current service programs include:

- Fair Housing Services serving urban and unincorporated Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Antioch, Concord, Hayward, Livermore, Monterey, Oakland, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek;
- Tenant/Landlord Services serving urban and unincorporated Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Hayward, Livermore, Monterey, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek;
- Shared Housing Counseling Program serving the Cities of Livermore and Pleasanton;
- Homeless Prevention Program serving the City of Livermore;
- Rental Assistance Program and the Rent/Deposit Grant Program serving Alameda County,
- First-Time Homebuyer Education for those living or working in the Cities of Livermore and Pleasanton; and
- Rent Review and Eviction Harassment Programs for the Cities of Albany, Concord, Emeryville, and Union City; and unincorporated Alameda County.

Local Trends

According to the City's 2020-2025 Consolidated Plan, the City has allocated \$300,000 in CDBG funds during the five-year consolidated plan period to public services, which include ECHO fair housing services. ECHO provided the following fair housing services for Seaside:

- **Fair Housing Inquiries:** When a client calls ECHO with a question pertaining to a fair housing issue and does not wish any investigation, this is called an inquiry. An example of an inquiry is: "Do I have to pay a pet deposit for my therapy animal?" The client wants an answer to his/her inquiry and does not necessarily have a desire to have ECHO act further. The Counselor then provides or researches an answer for the client.
- **Fair Housing Investigations:** A complaint involves intensive case management. A client lodges a complaint with ECHO regarding illegal housing discrimination and wants ECHO to investigate the complaint. An investigation might take any or all of the following forms: conducting tenant or landlord interviews, conducting interviews of all parties to the discriminatory act, conducting tenant surveys, conducting a test of the property using trained testers. A test generally uses at least two testers, one minority tester and one majority tester. The data from both testers is gathered, compared and contrasted to determine if discrimination has occurred. Fair housing complaints may be conciliated, or resolved by ECHO by providing education to tenants and landlords, or may be referred to attorneys, the Department of Fair Employment and Housing, or the Department of Housing and Urban Development.
- **Tenant-Landlord Inquiries:** Counseling provides clients with information and education on rental housing rights and responsibilities, such as evictions, repairs, habitability, deposits, or rent

increases. The Counselor may provide counseling in the form of education and options which may help the client to assert and protect his/her rights.

- **Tenant-Landlord Conciliation/Mediation:** Conciliation and mediation are dispute resolution processes where renters and landlords attempt to resolve their differences. The Counselor facilitates this by improving communication, reinterpreting issues, exploring solutions, and bringing about a negotiated settlement.

Between 2019 and 2021, ECHO assisted 113 persons in Seaside. The largest share of fair housing services provided by ECHO was offering tenant-landlord inquiries (58%). The second largest share of services provided was conducting fair housing investigations (28%). Most tenant-landlord inquiries (35%) were related to rights and responsibilities (Table App-58). Eviction inquiries made up about a third of the tenant-landlord inquiries. Of these inquiries, eight were followed by tenant-landlord mediations. Due to the COVID-19 pandemic in 2020, housing issues were heightened as a result of several factors including: loss of income leading to inability to pay rent, and a higher occurrence of Fair Housing complaints. 2020 also saw a skyrocketing in frequency of inquirers related to rights and responsibilities.

Table App-57: ECHO Services Provided (2019-2022)					
	2019	2020	2021	Total	%
Clients Served*	29	38	46	113	100.00%
Tenant-Landlord Inquiries	12	23	30	65	57.5%
Tenant-Landlord Conciliations/Mediations	5	2	1	8	7.1%
FH Investigations	12	10	9	31	27.4%
Audits	5	4	5	14	12.4%
FH Inquiries	4	4	3	11	9.7%

Note: Clients served represents the unduplicated number of households assisted. The types of services may not add up due to possible multiple actions taken by the same household.

Source: ECHO Year-End Accomplishment Reports, FY 2019-2020, 2020-2021, 2021-2020

Table App-58: Tenant/Landlord Inquiries					
	2019	2020	2021	Total	%
Rights and Responsibilities	--	13	14	27	35.1%
Eviction	3	8	9	20	26.0%
Deposits	1	2	3	6	7.8%
Repairs	3	1	2	6	7.8%
Rent Increases	1	2	2	5	6.5%
Entry	--	--	2	2	2.6%
Harassment	--	--	1	1	1.3%
Other	4	3	3	10	13.0%

The types of services may not add up due to possible multiple actions taken by the same household.

Source: ECHO Year-End Accomplishment Reports, FY 2019-2020, 2020-2021, 2021-2020

As shown in Table App-59 the most common basis for discrimination for the cases opened by ECHO was disability (38% of cases). Race was the second highest basis of discrimination (31%) followed by gender (19%). Most fair housing investigations resulted in tenant education (33%, Table App-60). However, about one third of the cases were followed up by testing. The majority of these tests showed no evidence of discrimination. Table App-61 shows a summary of ECHO's fair housing service accomplishments.

Table App-59: Basis for Discrimination Cases (2019-2021)

Protected Class	2019	2020	2021	Total	%
Disability	5	3	8	16	38.1%
Race	4	7	2	13	31.0%
Gender	5	3		8	19.0%
Familial Status	1			1	2.4%
Source of Income	0		1	1	2.4%
Other	1	1	1	3	7.1%

Note: Totals may not add up to the unduplicated number of client households because a client may file a complaint/case based on multiple protected classes.

Source: ECHO Year-End Accomplishment Reports, FY 2019-2020, 2020-2021, 2021-2020.

Table App-60: Outcome of Discrimination Cases

Outcome	2019	2020	2021	Total	%
Tenant Education	5	5	4	14	33.3%
Tested	--	4	8	12	28.6%
No Evidence	--	3	8	11	--
Landlord Education	--	1	--	1	--
No Evidence	5	5	--	10	23.8%
Counseled	3	--	--	3	7.1%
Insufficient Evidence	2	--	--	2	4.8%
Landlord Education	1	--	--	1	2.4%

Source: ECHO Year-End Accomplishment Reports, FY 2019-2020, 2020-2021, 2021-2020.

Table App-61: Summary of Accomplishments

2019	2020	2021
Tenant/Landlord Mediation		
Evictions - 3 cases: 1 case successfully mediated, 2 cases counseled. Deposits - 1 case: 1 case counseled. Repairs/Habitability - 3 cases: 2 cases successfully mediated; 1 case counseled. Rent Increase - 1 case: 1 case successfully mediated. Other - 4 cases: 1 case successfully mediated, 3 cases counseled	Eviction: Counseling provided to 8 households; 4 cases referred to attorney. Deposits: Counseling provided to 2 households; 1 case successfully mediated. Repairs: Counseling provided to 1 household. Rent Increase: Counseling provided to 2 households. Rights and Responsibilities: Counseling provided to 13 households; 1 case successfully mediated.	Eviction: Counseling provided to 9 households; 4 cases referred to attorney. Entry: Counseling provided to 2 households. Deposits: Counseling provided to 3 households; 1 case referred to small claims. Harassment: Counseling provided to 1 household. Repairs: Counseling provided to 2 households. Rent Increase: Counseling provided to 2 households. Rights and Responsibilities: Counseling provided to 14 households; 1 case successfully mediated. Other: Counseling provided to 3 household
Fair Housing Investigations		
Disability - 5 cases: - one case investigated and provided education to landlord; 2 cases counseled; 2 case no evidence. Race - 4 cases:	Disability - 3 cases opened: 2 cases counseling to tenant; 1 case tested; 1 case provided educ.to landlord. Race - 7 cases opened: 1 case counseling provided to tenant:	Disability - 8 cases opened: 3 cases counseling to tenant; 5 case tested; 5 case no evidence of discrim. Race - 2 cases opened: 2 cases tested;

Table App-61: Summary of Accomplishments		
2019	2020	2021
2 cases counseling provided to tenant, 2 cases insufficient evidence. Gender - 5 cases: 2 cases counseling provided to tenant, 3 cases no evidence. Familial Status - 1 cases: 1 case counseling provided to tenant. Other - One case: - one case counseled	6 cases tested; 1 case education provided to landlord; 5 cases no evidence of discrim. Gender: - 3 cases opened: 3 cases tested; 3 cases no evidence of discrim. Other - 1 case opened: 1 case counseling to tenant.	2 cases no evidence of discrim. Source of Income: 1 case opened; 1 case tested; 1 case no evidence of discrim. National Origin - 1 case opened: - case counseling to tenant

b. Outreach Capacity

Fair housing outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are well aware of fair housing laws and rights.

For the preparation of the County 2019 AI, extensive community outreach program consisting of an online fair housing survey, partner forums, and community workshops, was conducted throughout the County. The survey was conducted online to collect information from community members and stakeholders on fair housing and discrimination throughout Monterey County. The survey was available starting from November 2017 and remained open for approximately seven months until June 2018. During this time, 464 responses were gathered.

The survey was available in English and Spanish and was prompted by:

- Posting to City and County websites (County of Monterey, County of Monterey Housing Authority, City of Salinas, City of Seaside, City of Monterey, City of Gonzales, and City of Greenfield)
- Posting to social media platforms (Facebook, Twitter, NextDoor)
- Phone calls to 142 organizations in the stakeholder database
- Personal emails sent to 181 email addresses from the 142 organizations in the stakeholder database
- Article in the Gonzales Tribune
- City of Salinas City Manager Newsletter

There were two partner forums held in order to collect input on fair housing needs and disparities of access. The audience targeted for these forums included housing providers, advocacy organizations and public agencies. Digital flyers in English and Spanish were emailed to 142 organizations and agencies in a stakeholder database and e-blast reminders were sent to all of them two to three times before each forum. Eighteen individuals attended the partner forums. Partner forums were hosted by the City of Seaside and the City of Salinas.

Four community workshops were conducted in May and June of 2018 throughout the County. All workshops were held in ADA accessible venues that were located close to public transit. The workshops

were scheduled at varying times and days of the week to accommodate the needs of residents and the employees who were to facilitate each workshop. The workshops were as follows:

Thursday May 24, 2018 6:30 – 8:30 PM Maria J. Torres-Gil Community Center, Salinas	Tuesday June 19, 2018 6:30 – 8:30 PM Monterey Public Library, Monterey
Wednesday June 20, 2018 6:00 – 8:00 PM Castroville Branch Library, Castroville	Saturday June 23, 2018 12:00 – 2:00 PM Gonzales Branch Library, Gonzales

CRLA, ECHO and Legal Services for Seniors (LSS) are the main regional organizations that provide ongoing outreach and educational services in the County. However, according to the 2019 AI, the Collaborating Entities have struggled for many years to retain the services of a professional fair housing service provider due to its geographic location and limited resources. The Collaborating Entities have not been able to offer consistent services due to need to constantly replace service providers.

According to the 2019 AI, the greatest challenges that organizations face when assisting with fair housing needs of residents are the lack of funding and resources that they can provide. Agencies made it clear that the lack of awareness of potential fair housing impediments and ways to address those impediments with the resources they have available is challenging. Forum participants encouraged that collaboration between housing services, public agencies and the like, could better assist the County as a whole when it comes to addressing fair housing

Local Trends

In addition to working with the County and other jurisdictions for a joint Analysis of Impediments, the City of Seaside coordinates with the Housing Authority of Monterey County (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.

The City also contracts with ECHO Fair Housing and LSS to provide outreach and educational services. Prior to the COVID-19 pandemic, ECHO staff had strategized ways to increase visibility within the City by identifying areas of low-income neighborhoods and provide direct outreach services. These direct outreach services included face-to-face outreach to apartment complexes and presentations. Due to the pandemic, this strategy was halted and education was delivered via Zoom. Outreach in FY 2019-2020 included bilingual flyers, billboards, public service announcements, radio interviews and presentations, especially during the state of the emergency relating to COVID-19. Given the success of web-based services in FY 2019-2020 and FY 2020-2021, ECHO will continue to incorporate web-based services to the residents of the Seaside including presentations and counseling sessions during FY 2022-2023. In addition, in-person events and activities will resume during FY 2022-2023 to increase visibility among the City's residents.

Public participation in City items is requested through public notices. Meeting locations occur throughout all City-owned buildings and times depend on the body that is meeting. Translation services in Spanish are offered for City Council Regular Meetings. Staff has reported that improved marketing to target audiences may result in more effective outreach efforts.

c. Fair Housing Enforcement

Enforcement includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Discrimination Complaints

HUD

From 2012 to 2017, 78 fair housing cases in Monterey County were recorded by HUD. Cases involving discrimination based on disability, national origin, and familial/marital status were the most common (Table App-62). Cases concerning race, sex, and religion were also reported. Understandably, as the largest jurisdiction in the County and high concentrations of minority populations, Salinas had 46% of the reported cases. All 78 fair housing cases between 2012 and 2017 have been closed. Many of these cases (41 cases) were found to have no probable cause and subsequently closed. An additional 25 cases were closed after successful conciliation or resolution (Table App-62).

Table App-62: Basis for Discrimination of Cases filed with HUD – Monterey County (2012-2017)							
Jurisdiction	Race	National Origin	Sex	Disability	Religion	Familial/ Marital Status	Total
Bradley	0	0	1	0	0	0	1
Carmel	0	0	0	0	0	1	1
Carmel Village	0	1	0	1	0	0	2
Gonzales	0	1	0	1	1	0	3
Greenfield	0	0	0	1	0	0	1
King City	0	0	1	3	0	0	4
Marina	1	1	0	6	0	1	9
Monterey	2	0	0	5	0	4	11
Moss Landing	0	1	0	0	0	0	1
Pacific Grove	0	0	0	0	0	1	1
Pebble Beach	0	0	0	0	0	1	1
Salinas	3	7	4	11	1	10	36
Seaside	0	1	1	3	0	0	5
Soledad	0	0	1	0	0	1	2
Total	6	12	8	31	2	19	78

Source: Department of Housing and Urban Development (HUD), 2018.

Table App-63: Disposition of Fair Housing Cases Filed with HUD - Monterey County (2012-2017)

Jurisdiction	Conciliated/ Settled	No Cause	Withdraw After Resolution	Complainant Failed to Cooperate	Total
Bradley	0	1	0	0	1
Carmel	1	0	0	0	1
Carmel Valley	0	2	0	0	2
Gonzales	1	2	0	0	3
Greenfield	0	1	0	0	1
King City	0	3	1	0	4
Marina	2	6	0	1	9
Monterey	2	7	2	0	11
Moss Landing	0	1	0	0	1
Pacific Grove	0	1	0	0	1
Pebble Beach	0	1	0	0	1
Salinas	17	13	5	1	36
Seaside	2	1	1	1	5
Soledad	0	2	0	0	2
Total	25	41	9	3	78

Source: Department of Housing and Urban Development (HUD), 2018.

Local Trends

Cases from Seaside residents accounted about 6% of the County's fair housing cases from 2012 to 2018. Like the County trends, the most common basis for discrimination reported was disability (three of the five cases). As shown in Table App-63, of the five cases in Seaside, two were conciliated/settled, one was found to have no cause, one was withdrawn after resolution, and in one the complaint failed to cooperate.

DFEH

Between 2012 and 2017, 53 fair housing complaints in Monterey County were filed with DFEH (Table App-64). Among the complaints countywide, most were related to physical disabilities (23 instances) and familial/marital status (ten instances). Discrimination based on race was also common (seven instances). A single complaint may involve one or multiple acts of discrimination. A total of 57 acts of discrimination were recorded in Monterey County. Refusal to rent (17 instances), discriminatory statements (12 instances), and denial of reasonable accommodation/modifications (12 instances) were the most common discriminatory acts in the County (Table App-65).

Table App-64: Basis for Discrimination of Complaints filed with DFEH - Monterey County (2012-2017)

Basis of Complaints	Number of Complaints
Physical Disability	23
Familial/Marital Status	10
Sex - (harassment, pregnancy, other allegations)	3
Race	7
National origin/ancestry	6
Religion	1
Age	1
No specific data	2
Total	53

Source: California Department of Fair Employment & Housing, 2018.

Table App-65: Acts of Discrimination for Complaints Filed with DFEH – Monterey County (2012-2017)

Act of Discrimination	Number of Acts
Eviction	5
Harassment	7
Refusal to Rent	17
Denied Reasonable Accommodation/ Modification	12
Unequal Terms	2
Discriminatory Statements	12
No Specific Data	2
Total	57

Source: California Department of Fair Employment & Housing, 2018.

Note: Each complaint can involve multiple acts of discrimination.

Approximately half of total fair housing cases (26 cases) in the County were found to have insufficient evidence and subsequently closed. An additional 14 cases were closed after successful mediation, while two cases were successfully conciliated between the two parties involved (Table App-66).

Table App-66: Disposition of Fair Housing Complaints Filed with DFEH – Monterey County (2012-2017)

Closing Category	Number of Cases
Successful Conciliation	2
Insufficient Evidence	26
Settled by Enforcement	5
Successful Mediation	14
Administrative Dismissal	1
No Basis to Proceed	5
Total	53

Source: California Department of Fair Employment & Housing, 2018.

Local Trends

Of the 53 fair housing complaints filed with DFEH, three were filed In Seaside (Table App-67). Two of the three cases cited disability as the basis for discrimination, specifically denial of reasonable accommodation. All three cases were eventually dismissed.

Table App-67: Complaints filed with DFEH – Seaside (2012-2017)

Year	Basis	Harm	Close Reason
2013	Color; Disability; Race	Denied reasonable accommodation; other; harassed	Administrative dismissal
2014	Disability	Denied reasonable accommodation	Investigated and Dismissed - Insufficient Evidence and NJI - CP Failed to Cooperate
2015	Sex-gender	Evicted	Investigated and Dismissed - Insufficient Evidence and NJI - CP Failed to Respond to 30 Day Letter

Source: California Department of Fair Employment and Housing, 2022-2017.

ECHO Housing

ECHO Housing began providing fair housing services to Monterey, Salinas, and Monterey Urban County residents in FY 2017. Based in the Bay Area, ECHO Housing has established offices in Salinas and Monterey. In one year, each jurisdiction had five clients filing fair housing complaints for a total of 15 complaints. The majority were White. Mental disabilities, followed by physical disabilities, were the most frequent alleged bases for discrimination. Among the 15 cases, however, only five allegations were sustained. Three of those were resolved through conciliation but two were referred to other agencies such as the DFEH and HUD.

Table App-68: Clients Served by Race – ECHO Housing (2017)

Race	Monterey	Salinas	Monterey Urban County	Total
Asian	0	0	0	0
Asian/White	0	0	0	0
White	5	3	4	12
Black	0	2	0	2
Black/White	0	0	0	0
Other	0	0	1	1
Total	5	5	5	15

Source: ECHO Housing, 2019.

Table App-69: Complaints by Protected Classification – ECHO Housing (2017)

Race	Monterey	Salinas	Monterey Urban County	Total
Age	0	0	0	0
Familial Status	0	0	0	0
Gender	0	0	0	0
Mental Disability	3	1	2	6
National Origin	0	0	0	0
Physical Disability	1	1	1	3
Race	1	1	0	2
Religion	0	0	0	0
Sexual Orientation	0	0	0	0
Source of Income	0	0	1	1
Arbitrary	0	1	0	1
General Information	0	1	1	2
Total	5	5	5	15

Source: ECHO Housing, 2019.

Table App-70: Findings and Disposition – ECHO Housing (2017)

Race	Monterey	Salinas	Monterey Urban County	Total
Allegations	3	2	4	9
Cases	2	3	1	6
Findings				
Allegations Sustained	0	4	1	5
Inclusive Evidence	5	0	4	9
No Evidence	0	1	0	1
Pending	0	0	0	0
Disposition				
Successful Conciliation	2	1	0	3
No Enforcement Possible	3	2	4	9
Client Withdrew	0	0	1	1
Pending	0	0	0	0
Referred to Other Agencies	0	2	0	2

Source: ECHO Housing, 2019.

Respondents to the 2019 AI Fair Housing Survey were asked about their experience with housing discrimination. Of the 402 respondents that answered the question about discrimination in housing, 146 of the respondents (26%) indicated that they had personally experienced discrimination when trying to find housing. A majority of the respondents believe they were discriminated against based on their family status and or their race. Respondents were allowed to choose more than one category when stating what they believed to be the basis of the discrimination against them. These results contrast with the formal discrimination complaints filed to HUD, DFEH, and ECHO and 2020 State AI trends where discrimination on the basis of disability is more common. According to the 2020 State AI, 51% of housing-related complaints filed with DFEH between 2015 and 2019 were filed under disability claims.

Local Trends

While the 2019 AI does not provide data on fair housing discrimination by City, it does provide services to the City of Seaside. Seaside contracts with ECHO Housing to provide fair housing services, including fair housing inquiries and fair housing investigations, tenant-landlord inquiries, and tenant-landlord mediation/conciliation. Between 2019 and 2021, 42 fair housing discrimination cases were opened by ECHO. Most of these cases were in the basis of disability (38%) and race (31%). Cases were resolved most commonly with tenant education (33%) and testing (29%).²⁶ Of these 42 cases, 12 resulted in testing. Of the 12 test cases, 11 did not have evidence of discrimination.

Fair Housing Audits

Despite the presence of strong, enforceable laws, discrimination continues to be a problem in the Bay Area. The Eden Council for Hope and Opportunity (ECHO Housing) is committed to ending illegal discrimination in housing. As part of the ongoing effort to document the occurrence of housing discrimination in Bay Area communities, ECHO Housing conducts an annual audit of rental properties in local communities to see how well they are conforming to fair housing laws. A different protected class is selected each year as the focus of the audit. Auditing is a tool used to measure compliance with federal and state fair housing laws, and to

²⁶ The third most common outcome was “no evidence” (24 percent).

determine if illegal patterns and practices are employed by the rental housing industry. Although most audits are educational in nature, the audit findings can be referred for litigation when patterns and practices of discrimination have become entrenched and the property owner is uncooperative or resistant to the educational process. ECHO's annual testing usually includes the cities of Alameda, Antioch, Concord, Cupertino, Hayward, Livermore, Monterey, Oakland, San Leandro, Salinas, Union City, and Walnut Creek, and the urban areas of Alameda, Contra Costa and Monterey Counties. Since ECHO works to reduce discrimination in housing through education and enforcement. The owners and managers of the properties where evidence of discrimination was found were invited and encouraged to participate in fair housing training seminars and workshops offered by ECHO.

In FY 2017, ECHO also conducted a Fair Housing Audit in which a total of 134 properties were tested, including five in Monterey, ten in Salinas, and five in Monterey County. Properties were chosen from advertisements for available rental units found in www.forrent.com, www.craigslist.org, www.rent.com, www.apartmentguide.com, as well as some property management websites. Findings of the audit pertaining to Monterey County jurisdictions are summarized in this section.

Among the 20 tests conducted in Monterey County communities, 10% received differential treatment based on the name used in the emails (a minority name – Laquesha Jackson vs. a majority name – Megan O'Reilly). After the tests, ECHO followed up with an educational campaign directed at the owners and managers involved. Each property was emailed a report on their performance and encouraged to meet with ECHO's Fair Housing Counselors to discuss findings at their properties, and in cases where differential treatment was found, ECHO suggested possible changes that could be made to bring their rental policies and practices in compliance with federal and state fair housing laws.

Table App-71: Fair Housing Audits – Minority Names (FY 2017)					
Jurisdiction	Differential Treatment		No Differential Treatment		Total
	Number	Percent	Number	Percent	
Monterey	0	0%	5	100%	5
Monterey County	1	20%	4	80%	5
Salinas	1	10%	9	90%	10
Total Study	21	16%	113	84%	134

Source: ECHO Housing, 2018

In FY 2019, ECHO conducted an audit on voice identification based on national origin to learn if an agent would treat home seekers differently based on their accent, also known as linguistic profiling. For this audit, a White female tester and a Hispanic female tester with a discernable Spanish accent called available rental units. Each tester was instructed to call and leave a voicemail message. Testers reported on whether, or not, they received a return call. If the testers spoke to a "live person", ECHO analyzed if the agent gave the same information to both testers. ECHO tested 183 properties in 17 jurisdictions throughout the Alameda County, Contra Costa County, and Monterey County and found that in 10% of the tests, the Hispanic tester did not receive a return phone call or was given less favorable information about the unit. Differential treatment rates were higher in Monterey County sites. Of the 26 sites tested in Monterey County, 15% found differential treatment.

Table App-72: Fair Housing Audits – Linguistic Profiling (FY 2019)

Jurisdiction	Differential Treatment		No differential Treatment		Total
	Number	Percent	Number	Percent	
Monterey	2	33.3%	4	66.7%	6
Monterey County*	1	20.0%	4	80.0%	5
Salinas	1	10.0%	9	90.0%	10
Seaside	0	0.0%	5	100.0%	5
Total Monterey County	4	15.4%	22	84.6%	26
Total Study	18	9.8%	165	90.2%	183

*Urban Areas

Source: ECHO Housing, 2023.

In FY 2020, the audit focused on discrimination against home seekers who have a Housing Choice Voucher, commonly known as Section 8. The Section 8 program is funded by the federal government and administered through local Housing Authorities. Low-income individuals and families who possess a Section 8 voucher pay about 30% of their income on rent and the federal government pays the balance of rent directly to the property owner. In January 2020, California Governor Gavin Newsom signed SB329 into law. This law prohibits landlords from discriminating against applicants who have a Section 8 voucher. In the past, managers and landlords could legally deny housing to Section 8 voucher holders, and many did.

The audit asked testers to call local housing providers and reveal that they had a Section 8 voucher. ECHO wanted to determine if the testers were turned away and denied housing or discouraged from renting housing. ECHO tested 207 properties in 17 jurisdictions and found that in 8% of the tests, testers were informed that the property would not accept their Section 8 voucher. The same share of testers were discriminated based on Section 8 within Monterey County.

Table App-73: Fair Housing Audits – Source of Income Protection (FY 2020)

Jurisdiction	Differential Treatment		No differential Treatment		Total
	Number	Percent	Number	Percent	
Monterey	1	20.0%	4	80.0%	5
Monterey County*	3	30.0%	7	70.0%	10
Salinas	0	0.0%	30	100.0%	30
Seaside	0	0.0%	4	100.0%	4
Total Monterey County	4	8.2%	45	91.8%	49
Total Study	17	8.2%	190	91.8%	207

*Urban Areas

Source: ECHO Housing, 2023.

In FY 2021, ECHO looked at same-sex discrimination. In one test the home seeker was a man and his husband looking for a rental. In the other test the home seeker was a straight man looking for a place for himself and his wife. ECHO tested 211 properties in 17 jurisdictions and found that in 11% of the cases, the same-sex male couple experienced less favorable treatment. Differential treatment based on sexual orientation was lower in Monterey County – the same-sex male couple experienced less favorable treatment in 4% of the cases.

Table App-74: Fair Housing Audits – Sexual Orientation (FY 2021)

Jurisdiction	Differential Treatment		No differential Treatment		Total
	Number	Percent	Number	Percent	
Monterey	1	20.0%	4	80.0%	5
Monterey County*	0	0.0%	10	100.0%	10
Salinas	0	0.0%	30	100.0%	30
Seaside	1	20.0%	4	80.0%	5
Total Monterey County	2	4.0%	48	96.0%	50
Total Study	24	10.9%	197	89.1%	221

*Urban Areas

Source: ECHO Housing, 2023.

ECHO will also continue its general education campaign within the communities it serves, informing home seekers that they are legally protected from housing discrimination, and working with housing providers to make sure that acts of illegal discrimination against persons in all the protected classes can be prevented. ECHO is committed to assuring everyone a fair opportunity to meet his or her housing needs.

Local Trends

ECHO conducted 14 audits in the City of Seaside between 2019 and 2021. ECHO only found differential treatment in two cases, both testing for discrimination based on sexual orientation. There was no differential treatment in the cases for discrimination based on national origin (linguistic profiling) or based on source of income (Section 8).

Fair Housing Law Compliance

The County and its Collaborating Entities²⁷ have established a commitment towards providing equal housing opportunities for their residents. Through the federally funded programs such as the Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant programs, and other state and local programs, the County and its Collaborating Entities work to provide a decent living environment for all. Pursuant to CDBG regulations [24 CFR Subtitle A §91.225(a)(1)], to receive CDBG funds, a jurisdiction must certify that it “actively furthers fair housing choice” through the following:

- Completion of an Analysis of Impediments to Fair Housing Choice (AI);
- Actions to eliminate identified impediments; and
- Maintenance of fair housing records.

A joint Analysis of Impediments document was approved by the five participating agencies in May of 2019.

Local Trends

As stated earlier, the City of Seaside coordinated planning efforts with the Housing Authority of the County of Monterey (HACM) and the Cities of Salinas and Monterey in preparation of the joint Analysis of Impediments (approved by all five agencies in 2019). The agencies share information in completing their Housing Elements, Consolidated Plans and other related documents.

Through the preparation of the County AI and the allocation of CDBG funds to fair housing service providers like ECHO and LSS, the City of Seaside meets HUD’s mandate that all recipients of federal housing and

27 See Footnote 24.

community development assistance such as CDBG take actions to affirmatively further fair housing choice within their communities. According to the City's 2020-2025 Consolidated Plan, the City has allocated \$300,000 in CDBG funds during the five-year consolidated plan period to public services, which include ECHO Fair Housing and LSS. The organizations submit fair housing records for activities and services in the City as part of CDBG's reporting requirements. ECHO helps combat illegal housing and discrimination through auditing. Audit results are used to provide fair housing education to owners and managers, with the goal of obtaining compliance with fair housing laws, thus ensuring that equal housing opportunities are available to all people.

According to the 2020-2025 Consolidated Plan (CP), the City provided Public Services funding to Legal Services for Seniors to provide legal services for seniors over 62 years of age during the 2015-2020 Consolidated Plan period. LSS has been included in the 2020-2025 CP as recipient of Public Service CDBG funds and collaborator in addressing Senior Needs. During the April 5, 2018 City Council meeting for the 2020-2025 CP, LSS indicated that they currently provide tenant-landlord assistance in Seaside. In particular, Legal Services for Seniors provides services to prevent the displacement of seniors from their homes by means of eviction and foreclosure.

The City of Seaside also contracted with ECHO during the previous Consolidated Plan period (2015-2020). Between FY 2019 and FY 2021, ECHO provided fair housing services to approximately 113 Seaside residents. The vast majority of ECHO's clients (85%) were lower income. Consistent with the demographic makeup of the region, Hispanic residents represented a substantial proportion of clients served (48%). However, there is some indication that fair housing issues disproportionately affect lower income residents. About 85% of ECHO's clients were lower income.

Table App-75: ECHO Seaside Client Households (2019-2021)						
	2019	2020	2021	Total	% Clients	% City Demographic
Race/Ethnicity						
White*	21	35	36	92	81.4%	55.4%
Black/African Amer	1	1	6	8	7.1%	7.2%
Asian	1	1	3	5	4.4%	9.7%
Am. Indian/Alaska Native				0	0.0%	N/A
Other	6	1	1	8	7.1%	3.1%
Hispanic	16	19	19	54	47.8%	44.8%
Income Level						
Extremely Low	10	11	10	31	27.4%	13.4%
Very Low	11	16	23	50	44.2%	16.4%
Low	1	2	12	15	13.3%	20.2%
Non-Low/Moderate (80%+)	7	9	1	17	15.0%	50.0%

*Includes non-Hispanic and Hispanic Whites

Source: ECHO Year End Accomplishment Reports FY 2019-2021; HUD Comprehensive Housing Affordability Strategy (CHAS) Data (2015-2019), ACS 2016-2020.

In addition, the City of Seaside complies with Government Code §11135 et seq. which requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class. For example, the City certifies its compliance with HUD's requirement to affirmatively further fair housing choice in each Annual Action requesting an annual allocation of CDBG funds.

The City of Seaside's strives to offer equal access for all to the housing opportunities. The City's Housing Element includes the following policies:

- Work to ensure equal housing opportunities for all, including those special groups protected by State and federal fair housing laws.
- Periodically conduct assessment of fair housing conditions in the City and identify actions to remove impediments to Fair Housing Choice (2019 AI)
- Continue to provide fair housing outreach and education to residents, housing providers, and housing professionals.

The City of Seaside is also taking meaningful actions to ensure compliance with SB 329 and SB 222, expanding the source of income protection to include "federal, state, or local public assistance and federal, state, or local housing subsidies." Prior to these bills, source of income protection excluded public housing subsidies, such as the Housing Choice Vouchers, in the definition of income. Both bills went into effect on January 1, 2020. As stated in the Program 21, the City will work with ECHO to develop informational materials to expand outreach and education on SB 329 and SB 229 to promote the use and expand the locational choices for Housing Choice Vouchers.

The City of Seaside also reviewed its compliance with recent changes to Sections 65580-65589.8 that require local jurisdictions to address the provision of housing options for special needs groups, including transitional and supportive housing for persons, residential care facilities, and employee housing, among others. Table App-76 shows the review of the development regulations for special needs housing for the Collaborating Entities from the 2019 AI.

	Monterey	Salinas	Seaside	Del Rey Oaks	Greenfield	Gonzales	Sand City	County
Accessory Dwelling Unit	✓	✓	*	*	*	*	✓	*
Definition of Family	✓	✓	✓	*	✓	✓	✓	✓
Emergency Shelters	✓	✓	✓	*	✓	✓	✓	*
Transitional Housing	✓	✓	*	*	✓	*	*	*
Supportive Housing	✓	✓	*	*	✓	*	*	*
Residential Care Facilities	✓	✓	*	*	✓	*	✓	✓
Single Room Occupancy	✓	✓	*	*	*	✓	*	✓
Farmworker Housing	*	✓	✓	*	*	*	✓	✓
Employee Housing	*	✓	*	*	*	*	✓	✓
Reasonable Accommodation	✓	✓	*	*	*	✓	✓	✓

✓ = Compliant with laws * = Potential issues or not addressed in Zoning

The City has included a program (Program 19) to amend zoning regulations in conformance with state law.

2. Segregation and Integration

a. Race and Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household

size, locational preferences and mobility. To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure how evenly two groups are distributed throughout a jurisdiction. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

Regional Trends

Regionally, non-Hispanic Whites and Hispanic/Latinos make up the majority (89%) of Monterey County's population (30% Whites and 59% Hispanics, Table App-77). The Valley cities of Gonzales, and Salinas have the highest concentration of Hispanic population with Hispanic residents making up over 79% of their population. By contrast, Peninsula cities have higher concentrations of White residents, ranging from 30% to 68%. The City of Monterey has a concentration of White residents (68%), compared to Gonzales and Salinas where White residents make up less than 12% of the population.

Table App-77: Race/Ethnicity- Monterey County						
	Monterey County	Gonzales	Marina	Monterey	Salinas	Seaside
Not Hispanic or Latino						
White	29.5%	5.0%	39.7%	67.7%	12.1%	30.4%
Black or African American	2.4%	0.5%	6.7%	3.6%	1.1%	7.2%
American Indian/Alaska Native	0.2%	0.2%	0.0%	0.3%	0.1%	0.2%
Asian	5.6%	1.6%	14.1%	6.0%	6.0%	9.7%
Native Hawaiian/Pacific Islander	0.4%	0.4%	1.6%	0.4%	0.1%	2.5%
Other races or 2+ races	2.9%	0.2%	9.7%	5.1%	1.4%	5.2%
Hispanic or Latino (any race)	59.0%	92.2%	28.2%	17.0%	79.2%	44.8%
Total persons	438,953	8,628	18,833	30,014	163,004	32,631

Source: American Community Survey, 2020 5-Year Estimates

As explained above, dissimilarity indices are measures of segregation, with higher indices meaning a higher degree of segregation. The dissimilarity index at the County level can be interpreted as the share of one group that would have to move to a different tract to create perfect integration for these two groups. In Monterey County, all minority (non-white) residents combined are considered highly segregated from White residents (index is 59.27 in 2020, Table App-78). Since 1990, segregation between non-White (all non-white residents combined) and White residents has increased.

Dissimilarity indices between Hispanic and White residents have also increased since 1990, indicating that Monterey County has become increasingly racially segregated for Hispanic residents. Based on HUD's definition of the index, Hispanic and White residents are highly segregated. In the same time frame, dissimilarity indices for Black and Asian/Pacific Islander residents and Whites have decreased. Black and White residents are moderately segregated, while segregation between Asian/Pacific Islander and White residents is considered low.

Table App-78: Racial/Ethnic Dissimilarity Indices for Monterey County				
Monterey County	1990 Trend	2000 Trend	2010 Trend	Current (2020)
Non-White/White	55.12	60.05	56.45	59.27
Black/White	46.73	49.49	39.24	44.06
Hispanic/White	60.27	65.65	61.94	63.38
Asian or Pacific Islander/White	32.83	25.78	24.82	29.85

Source: HUD Dissimilarity Index, 2020.

Figure App-21 below shows the minority populations are concentrated along Highway 101 in the Valley Cities and less so at the Monterey Peninsula cities of Monterey and Pacific Grove. Red block groups indicate that over 81% of the population in the tract is non-white. Figure App-22 shows census tracts in Monterey County by the concentration of Hispanic residents. The categories show the percentage population gap between the Hispanic population and the next largest racial/ethnic group. The more intense the color, the higher the percentage gap between Hispanic population and the next largest racial/ethnic group. As expected, based on the high percentage of Hispanic population, the Valley Cities have the highest concentration of Hispanic majority census tracts, while Peninsula cities have low concentration of Hispanic residents, except for some tracts in Seaside and Marina.

City of Seaside
2023-2031 Housing Element

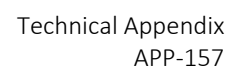
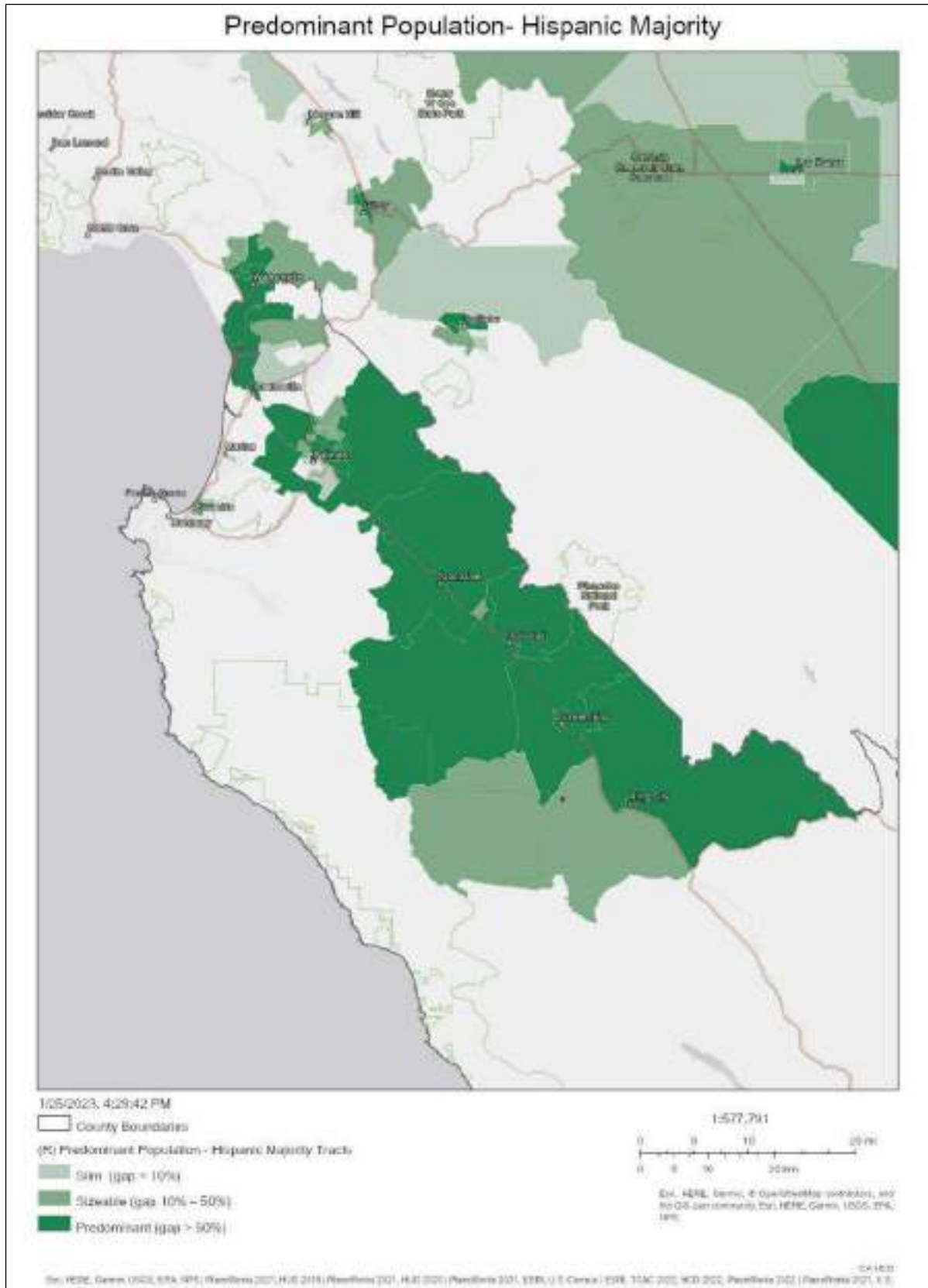


Figure App-22: Predominant Population - Region



Local Trends

As shown in Table App-79, the racial and ethnic composition of the City is the more similar to the County as a whole than other selected jurisdictions. Whites make up about a third of the population in the County and Seaside. However, Seaside has a lower concentration of Hispanic residents than the County but a higher percentage of Asian and Black residents.

From 1990 to 2020, racial/ethnic groups in Seaside have become increasingly segregated. While the dissimilarity index between White and non-White residents is categorized as “low segregation” (with a 37.39 index), the index is near the moderate segregation threshold. In addition, White and Hispanic and White and Black residents have the highest degree of segregation compared to other groups, both considered moderately segregated. Like in the County, Asian and White residents are considered to have “low” segregation.

Seaside showed a lower extent of segregation in comparison to Monterey County as a whole for White/non-White, Hispanic/White, and Asian/White groups. However, dissimilarity indices have increased by a greater magnitude between 2010 and 2020 in Seaside.

Table App-79: Racial/Ethnic Dissimilarity Indices for Seaside				
Seaside	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	19.9	30.67	30.22	37.39
Black/White	16.9	39.09	36.16	45.85
Hispanic/White	24.75	37.64	38.42	43.06
Asian or Pacific Islander/White	31.57	32.44	20.3	26.1

Source: HUD Dissimilarity Index, 2020.

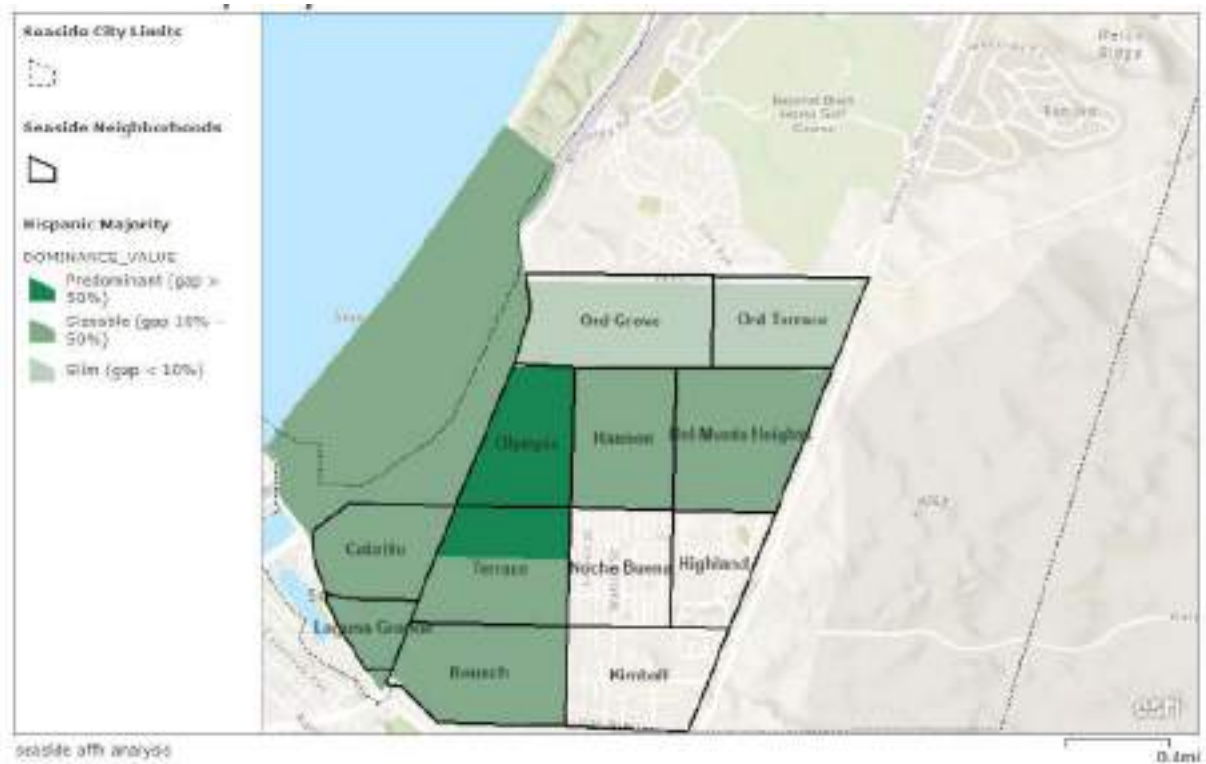
HCD’s AFFH maps on Figure App-23 and Figure App-24 show minority concentrations and predominant populations by race by block group. As explained in the Geography section above, residential uses under the City’s jurisdiction are concentrated in the southwestern parts of Seaside. Areas east of General Moore Boulevard have Institutional (military) or Recreational land uses so analysis focuses on Seaside’s residential neighborhoods. Figure App-23 shows the highest concentration of minorities are located in the Olympia, Hamon, Terrance, and Highland neighborhoods of the City. For the race gap analysis, Hispanic populations were predominant in certain tracts of the City (Figure App-24). Hispanic population had the highest concentration in Olympia, with a Hispanic population of 74%. The ethnic/race group with the second highest share of residents in Olympia are White residents (11%).²⁸

²⁸ Thus the gap analysis shows it as greater than 50 percent. The difference between the largest group and second largest group is greater than 50 percent.

Figure App-23: Minority Population – Seaside



Figure App-24: Predominant Hispanic Population- Seaside



b. Persons with Disabilities

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, the higher health costs associated with their disability, and discrimination in housing access.

Regional Trends

According to the 2020 Regional AI, housing choices for special needs groups, especially persons with disabilities, are limited in the region. In Monterey County, about 8.9% of the population has a disability. Seaside's share of population with disabilities is slightly higher than the County (11%) and the City of Monterey (9%) but is lower than Marina (12%).

Figure App-25 shows that areas in the Peninsula and Monterey Bay have the highest concentration of persons with disabilities, with the population with a disability ranging between 10% and 20% per tract. The majority of census tracts in the Salinas Valley have lower concentrations of persons with disabilities (less than 10%).

Table App-80: Population with a Disability						
	Monterey County	Gonzales	Marina	Monterey	Salinas	Seaside
Total Pop	417,425	8,348	21,857	25,183	155,281	33,360
Pop with a disability	37,082	328	2,703	2,315	12,315	3,646
% with a disability	8.9%	3.9%	12.4%	9.2%	7.9%	10.9%

Source: American Community Survey, 2020 5-Year Estimates

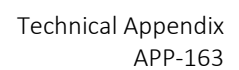
c. Family Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Regional Trends

According to the 2016-2020 ACS, 38% of households in Monterey County have children under the age of 18. The cities in the Valley region of the County have higher proportions of households with children than Peninsula cities. Gonzales and Salinas have the highest percentage of households with children (58% and 49%, respectively). Female-headed households need special consideration since they may lack the resources needed for adequate childcare or job training services, often making the search for affordable, decent, and safe housing more difficult because they may have lower incomes and higher living expenses. In Monterey County, about 62% of female-headed households have children under the age of 18. The Valley Cities of Gonzales and Salinas have higher proportions of female-headed households with children (75% and 69%, respectively) than in the County overall (62%).

City of Seaside
2023-2031 Housing Element



Local Trends

Within Seaside, most census tracts have a population with a disability of 10% to 20%. Only the tracts in the Olympia, Terrace, and Rousch neighborhoods have a population with a disability of less than 10%. The Needs Assessment (Section 2) also reported that ambulatory and cognitive disabilities were the most common among all age groups, though the City's elderly population was the most affected by disabilities.

Figure App-26: Population with Disability- Seaside

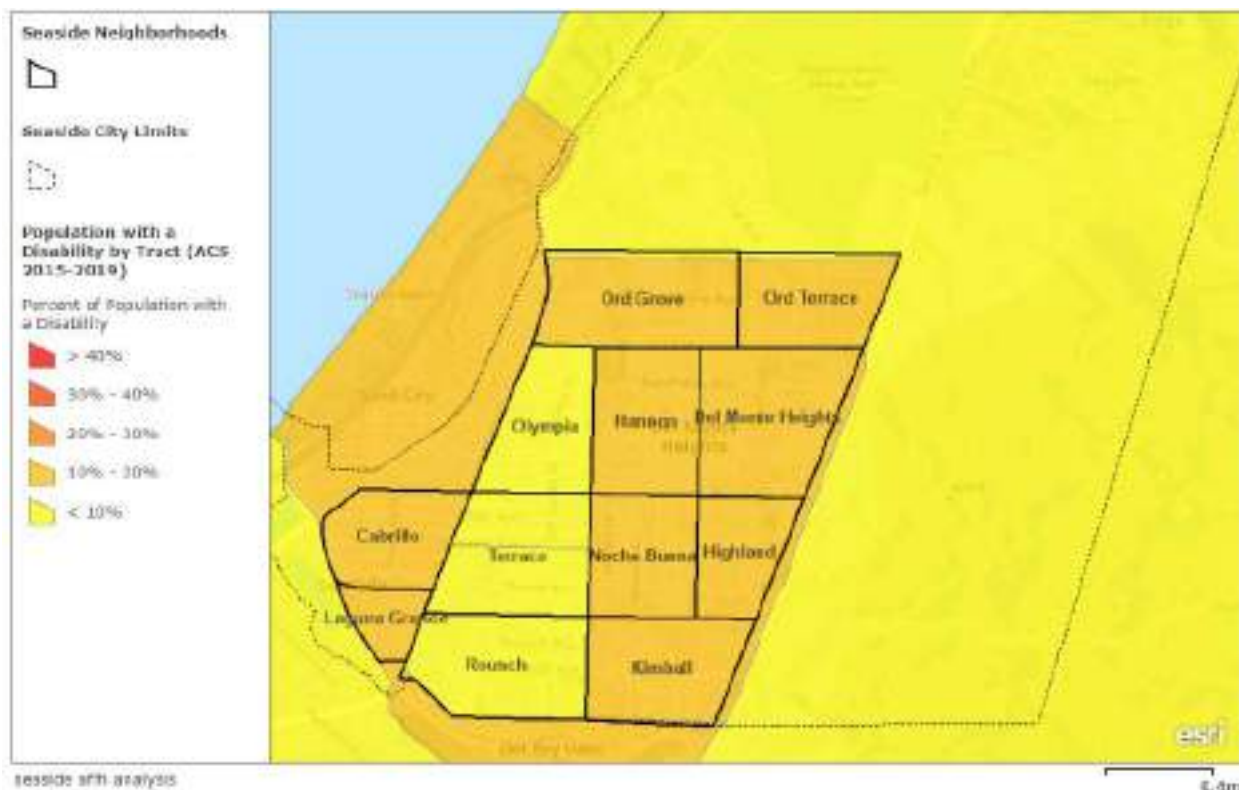
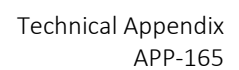


Figure App-27 shows the concentration of children in female-headed households by tract. Census tracts with a high concentration of children in single female-headed households are concentrated in the San Ardo and Soledad areas of the County as well as tracts scattered throughout Seaside, Marina, Castroville, and Salinas. Between 20% and 40% of children in these tracts live in single female-headed households.

Table App-81: Households with Children under the Age of 18						
	Monterey County	Gonzales	Marina	Monterey	Salinas	Seaside
All HH	38.3%	57.8%	29.8%	17.7%	48.9%	33.5%
Married Couple HH	49.0%	58.4%	43.8%	38.2%	58.7%	45.5%
Single Male HH	60.4%	76.2%	34.4%	49.0%	60.2%	62.1%
Single Female HH	62.2%	74.8%	62.5%	27.3%	69.2%	53.2%

Source: American Community Survey, 2020 5-Year Estimates

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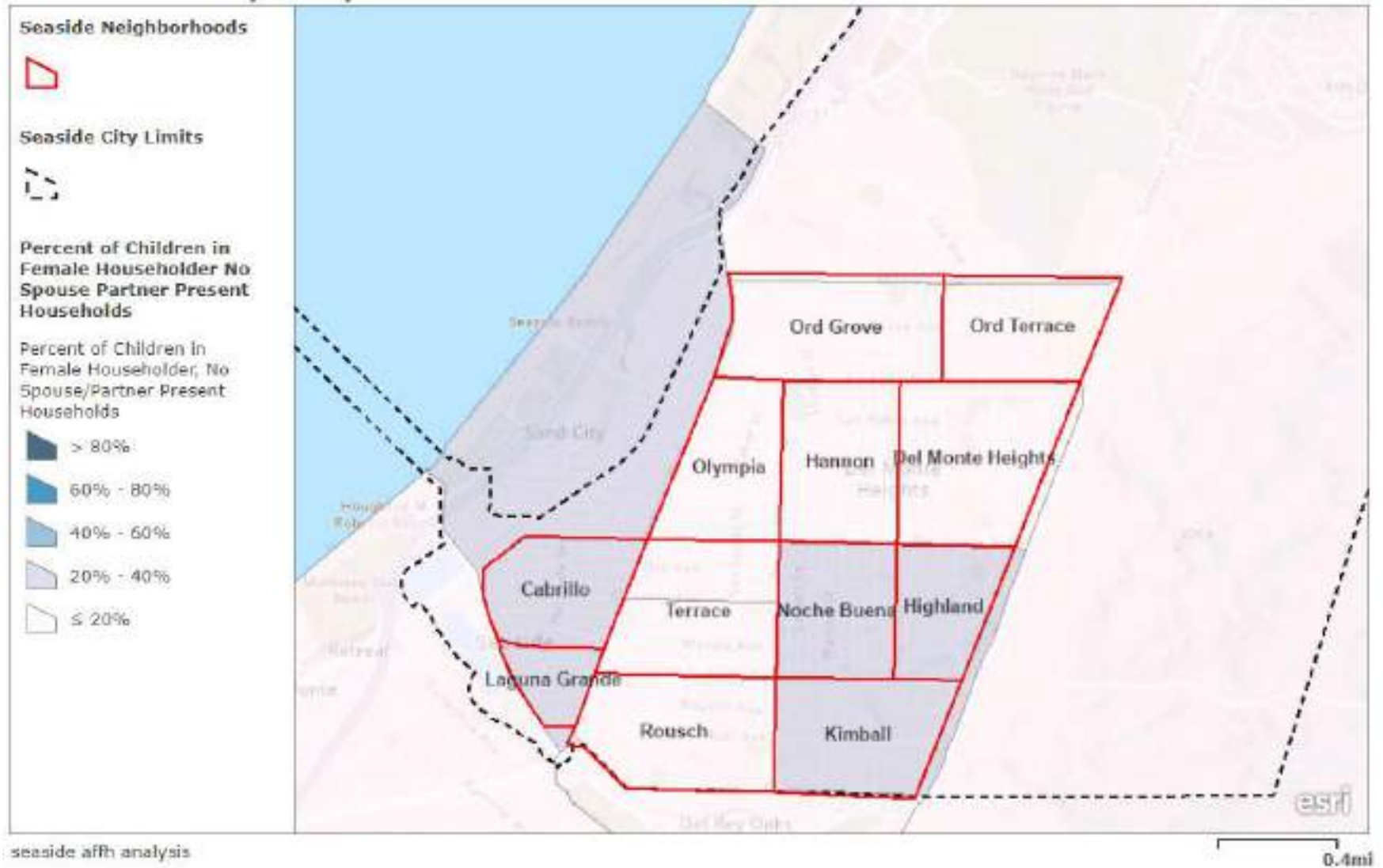


Local Trends

According to 2020 ACS 5-year estimates, about 34% of households in Seaside have children under the age of 18. The City's share of households with children is higher than the neighboring Peninsula cities of Monterey (18%) and Marina (30%) but lower than the County overall (38%). While HUD received 19 discrimination complaints based on familial status in the County from 2012-2017, none of the cases occurred in Seaside.

Single parent households are also protected by fair housing law. About 4% of households are single-parent households with children and 3% (341 households) are headed by single females. Figure App-28 shows that the population of children is concentrated in the southeastern census tracts of the City, particularly in Noche Buena, Highland, and Kimball, as well as southwestern tracts in Cabrillo and Laguna Grande. Between 20% and 40% of children in these tracts live in single-female headed households.

Figure App-28: Percent Children in Single Female-Headed Households – Seaside



d. Income Level

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities. A stable income is the means by which most individuals and families finance current consumption and make provision for the future through saving and investment. The level of cash income can be used as an indicator of the standard of living for most of the population.

Households with lower incomes are limited in their ability to balance housing costs with other needs and often the ability to find housing of adequate size. While economic factors that affect a household's housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

For purposes of most housing and community development activities, HUD has established the four income categories based on the Area Median Income (AMI) for the Metropolitan Statistical Area (MSA). HUD income definitions differ from the State of California income definitions. Table App-82 compares the HUD and State income categories. HUD defines a Low and Moderate Income (LMI) area as a census tract or block group where over 51% of the households earn extremely-low, very low, low, or moderate incomes (<80% AMI). This means LMI areas as defined by HUD, are lower income areas (extremely low, very low, and low), as defined by HCD. These terms may be used interchangeably.

Table App-82: Income Category Definitions			
HCD Definition		HUD Definition	
Extremely Low	0%-30% of AMI	Extremely Low	0%-30% of AMI
Very Low	31%-50% of AMI	Low	31%-50% of AMI
Low Income	51%-80% of AMI	Moderate	51%-80% of AMI
Moderate income	81-120% of AMI	Middle/Upper	> 81% of AMI
Above Moderate Income	>120% of AMI	--	--

Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas and uses Salinas MSA, which is made up of Monterey County.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51% of the population is LMI (based on HUD income definition of up to 80% of the AMI).

Regional Trends

About 46% of the County's households are considered lower income. Peninsula Cities have a lower concentration of lower income households compared to the County overall and the Valley Cities.

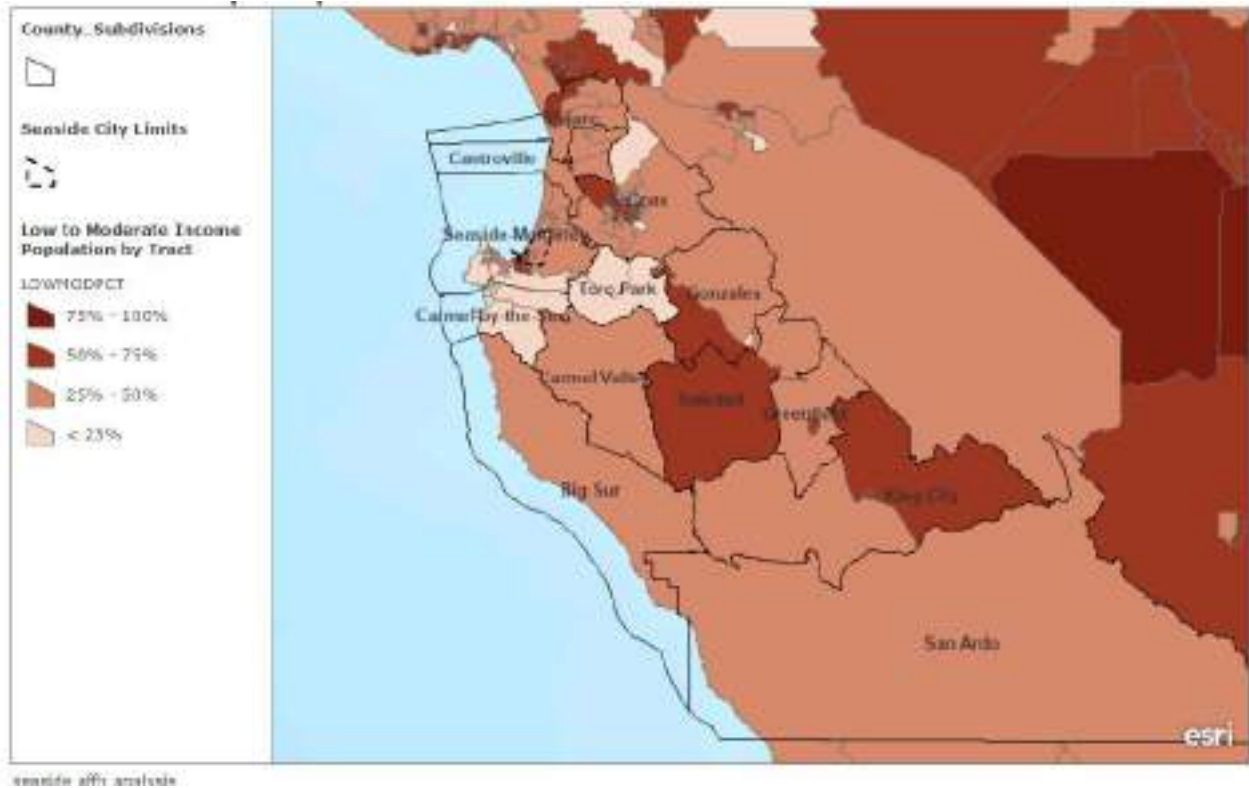
Table App-83: Income Distribution – Regional						
	Monterey County	Gonzales	Marina	Monterey	Salinas	Seaside
< 80% AMI	45.6%	52.8%	45.3%	35.0%	55.2%	50.0%
> 80% AMI	54.4%	47.2%	54.6%	65.0%	44.8%	50.0%
Total HH	13,044,265	127,155	2,075	7,770	11,870	10,600

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% of the County Area Median Income (AMI), CHAS data does not provide any breakdown of income groups above 80% AMI.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, based on 2015-2019 ACS

Geographically, low- and moderate-income (LMI) areas (tracts where over 50% of the population earn less than 80% AMI) are concentrated in the Valley cities along Highway 101, specifically in tracts in the Salinas, Gonzales, Soledad, and King City areas. Among the Peninsula cities, there is a concentration of LMI tracts at the junction of Monterey, Sand City, Seaside, and Del Rey Oaks.

Figure App-29: Low and Moderate Income Population – Region



Local Trends

Half of Seaside's households are lower income (<80% AMI). As seen in Figure App-30, Seaside has a concentration of tracts with a high percentage of LMI population (50% to 75%) in its neighborhoods west of Noche Buena Street (Olympia, Terrace, Rousch, Cabrillo, and Laguna Grande). These neighborhoods are also neighborhoods with higher acreage of multifamily, medium density neighborhoods. Of these neighborhoods west of Noche Buena Street, Olympia, and the northern portions of Terrace (Tract 137) have the highest concentration of poverty (Figure App-31). About 24% of the population in this tract earn incomes below the federal poverty level.

Figure App-30: Low and Moderate Income Population- Seaside

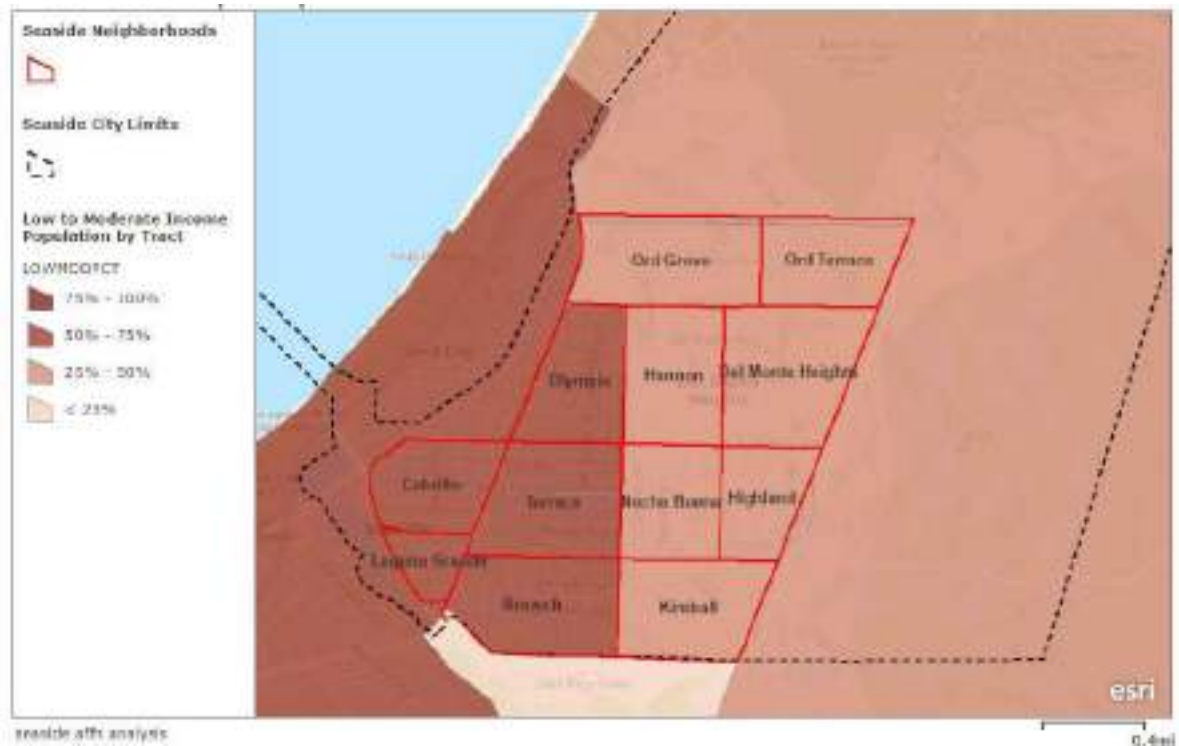
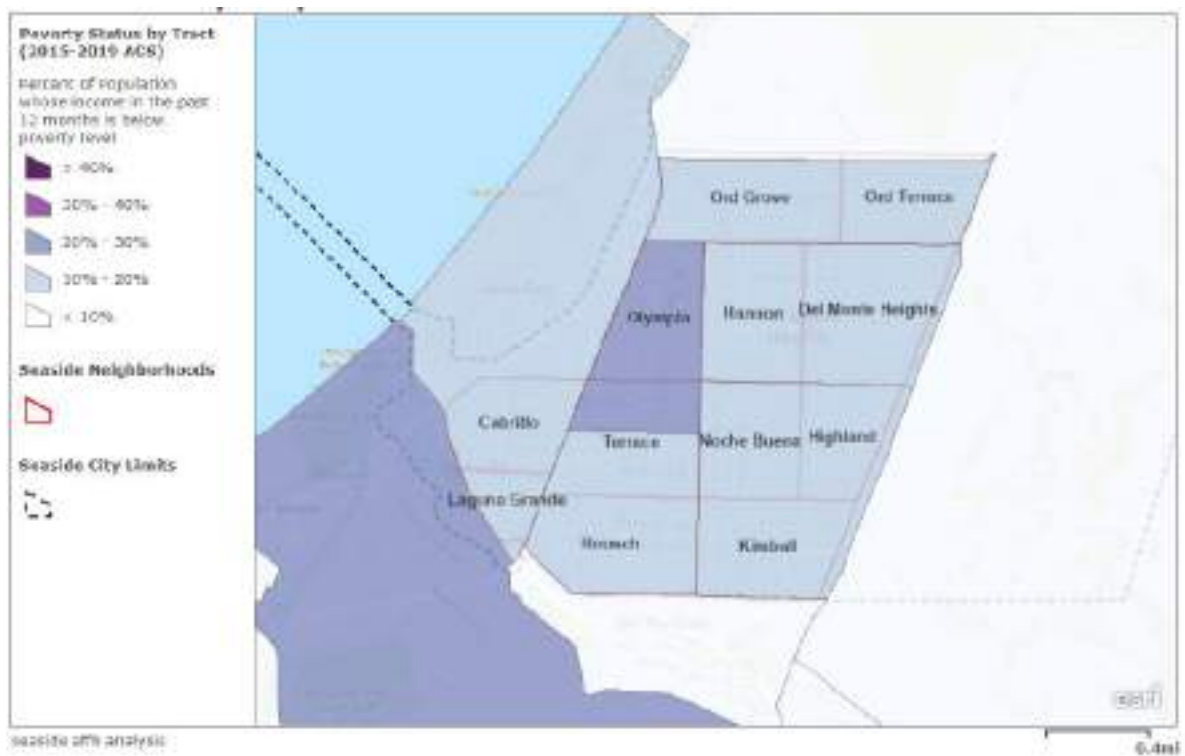


Figure App-31: Poverty Status by Tract- Seaside



e. Housing Choice Voucher

The Housing Choice Voucher Program (HCV) provides rental assistance to very low-income households who obtain housing in the private rental market. The HCV program's success depends upon the ability of participants to search for and find suitable housing in the private rental market. The program encourages participants to avoid high-poverty neighborhoods and encourages the recruitment of landlords with rental properties in lower-poverty neighborhoods. An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders.

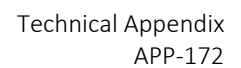
HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an "expanding housing opportunities" indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration. A study prepared by HUD's Development Office of Policy Development and Research found a positive association between the HCV share of occupied-housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty. This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

Regional Trends

The HACM administers the Housing Choice Voucher program on behalf of jurisdictions within Monterey County. According to the Housing Authority data provided in the Picture of Subsidized Households dataset developed by HUD, as of 2021, 3,394 households in Monterey County were receiving Housing Choice Vouchers. The racial/ethnic composition of the voucher recipients was 28% White; 1% Black; 4% Asian; and 59% Hispanic.

Figure App-32 shows that Housing Choice Voucher use is concentrated in the Salinas Valley areas. In these tracts, between 5% and 15% of renter-occupied households were HCV participants.

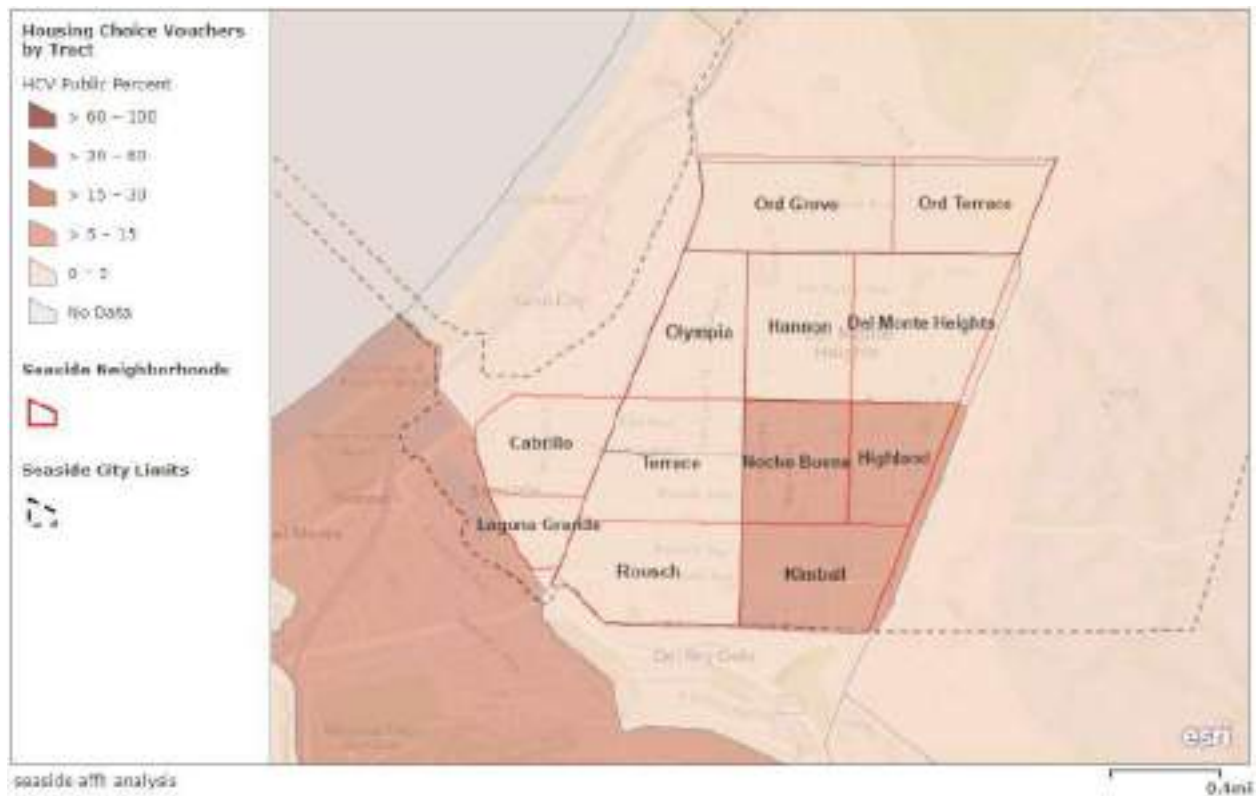
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Local Trends

Within Seaside, there are about 121 HCVs distributed across the City.²⁹ Census tracts with the highest concentration of HCV renter households is concentrated in Census Tract 135 which covers the southeastern neighborhoods of Noche Buena, Highland, and Kimball. About 5.3% of renter households (41 households) in this census tract are HCV holders. Census Tract 135 also has one of the lowest median gross rents in the City (\$1,180).³⁰ This means HCV participants are finding housing in the most affordable areas of the City. As shown in Figure App-34, HCV use is not directly correlated with areas with a concentration of poverty since most tracts have similar percentages of households living below the federal poverty line. Only the neighborhood of Olympia and north Terrace neighborhoods have higher poverty rates than surrounding tracts.

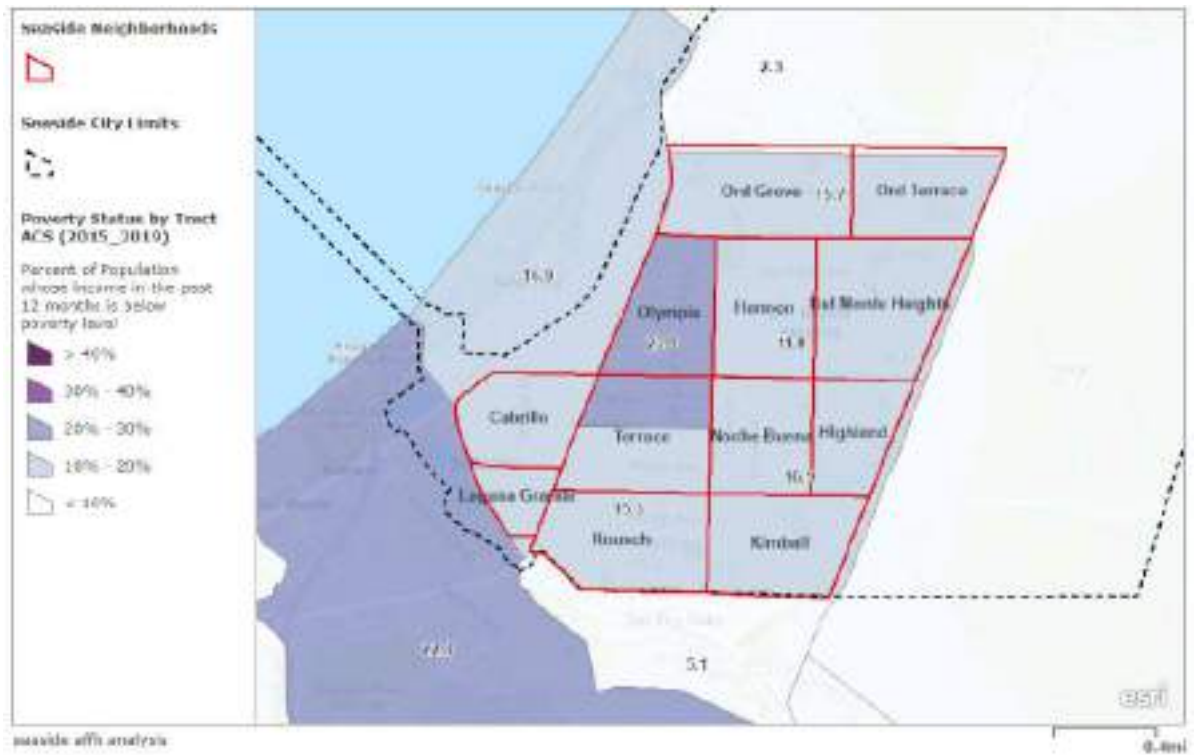
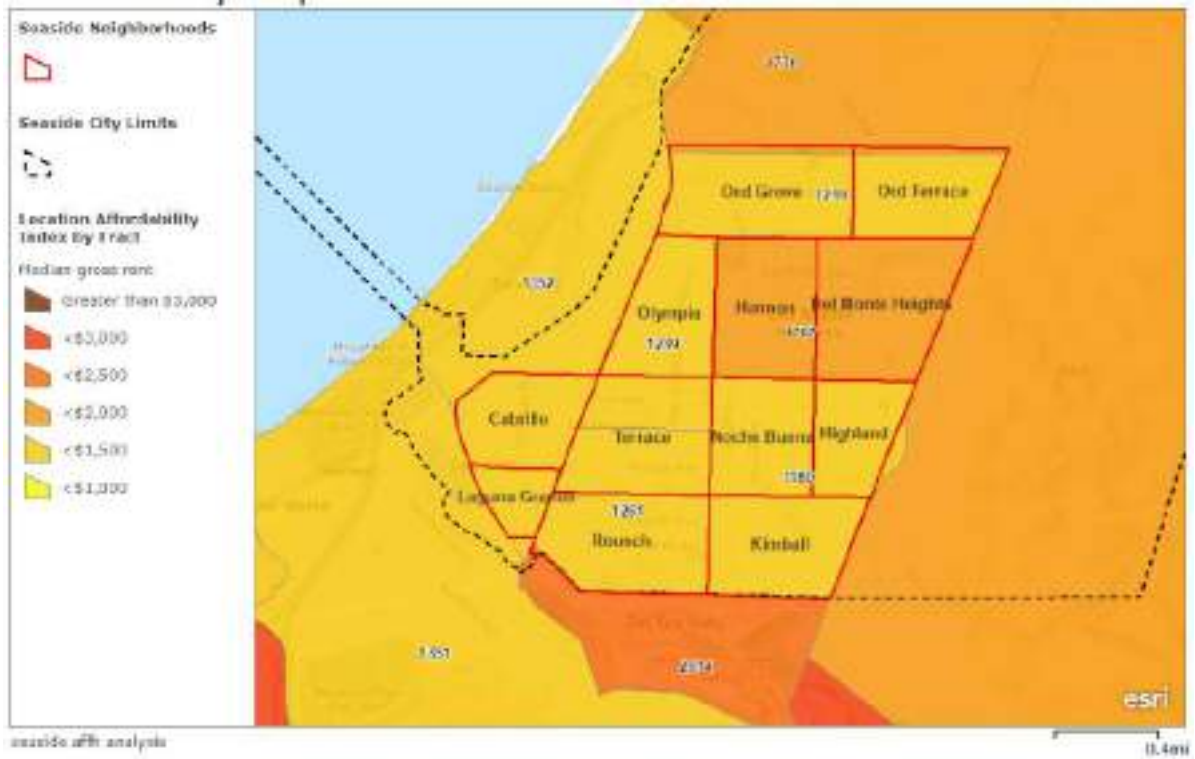
Figure App-33: Housing Choice Voucher Concentration – Seaside



²⁹ Based on HCD's AFFH Data Viewer portal that provided data by census tract.

³⁰ In the AFFH Data Viewer Tool, the value shown under the Housing Affordability Index is the median gross rent per census tract. The map showing the Housing Affordability Index (LAI) provides standardized household housing and transportation cost estimates for all 50 states and the District of Columbia.

Figure App-34: Median Gross Rent and Poverty Status – Seaside

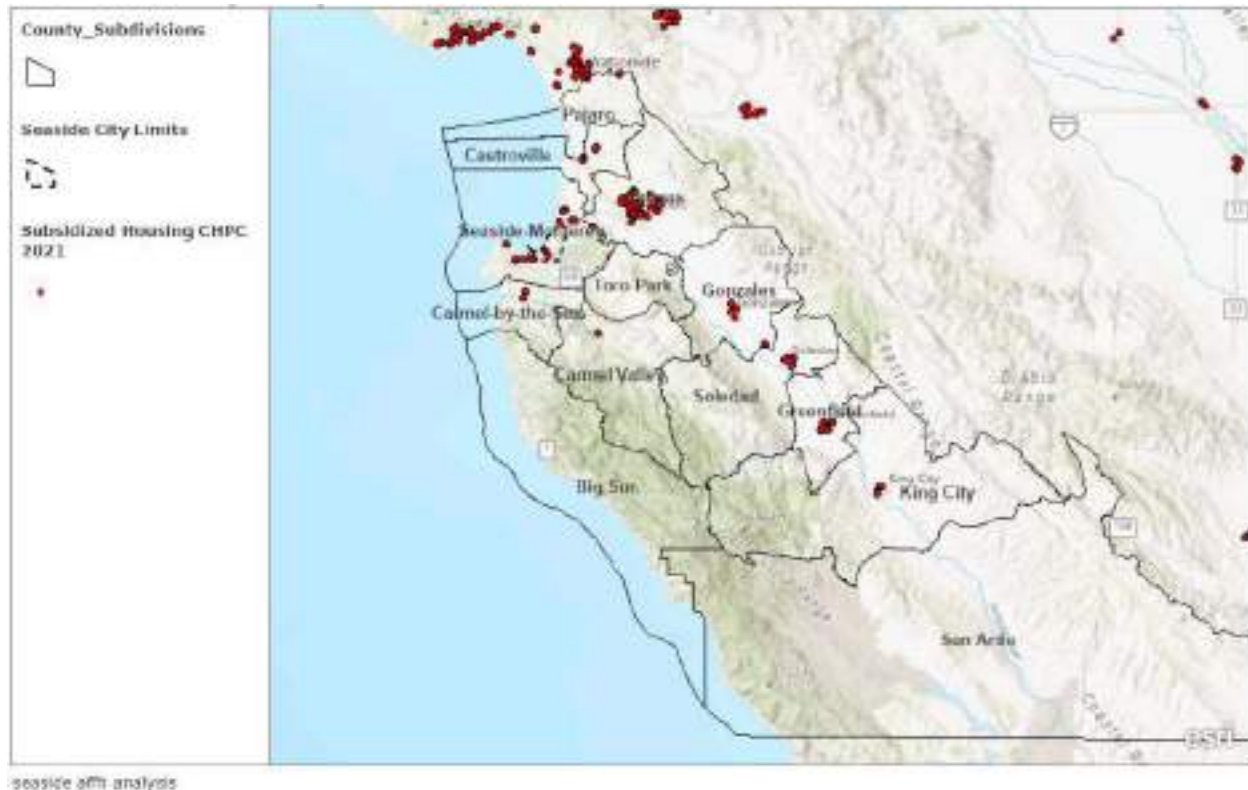


f. Public Housing Buildings

Regional Trends

Figure App-35 shows existing federal- and state-subsidized affordable housing. This includes affordable developments assisted and or/subsidized by HUD, USDA, CalHFA, the Low-Income Housing Tax Credit, and only a portion of HCD developments. In Monterey County subsidized housing is located primarily in Valley Cities, with most located in Salinas. Public housing buildings are also scattered in the Seaside-Monterey areas in the Peninsula.

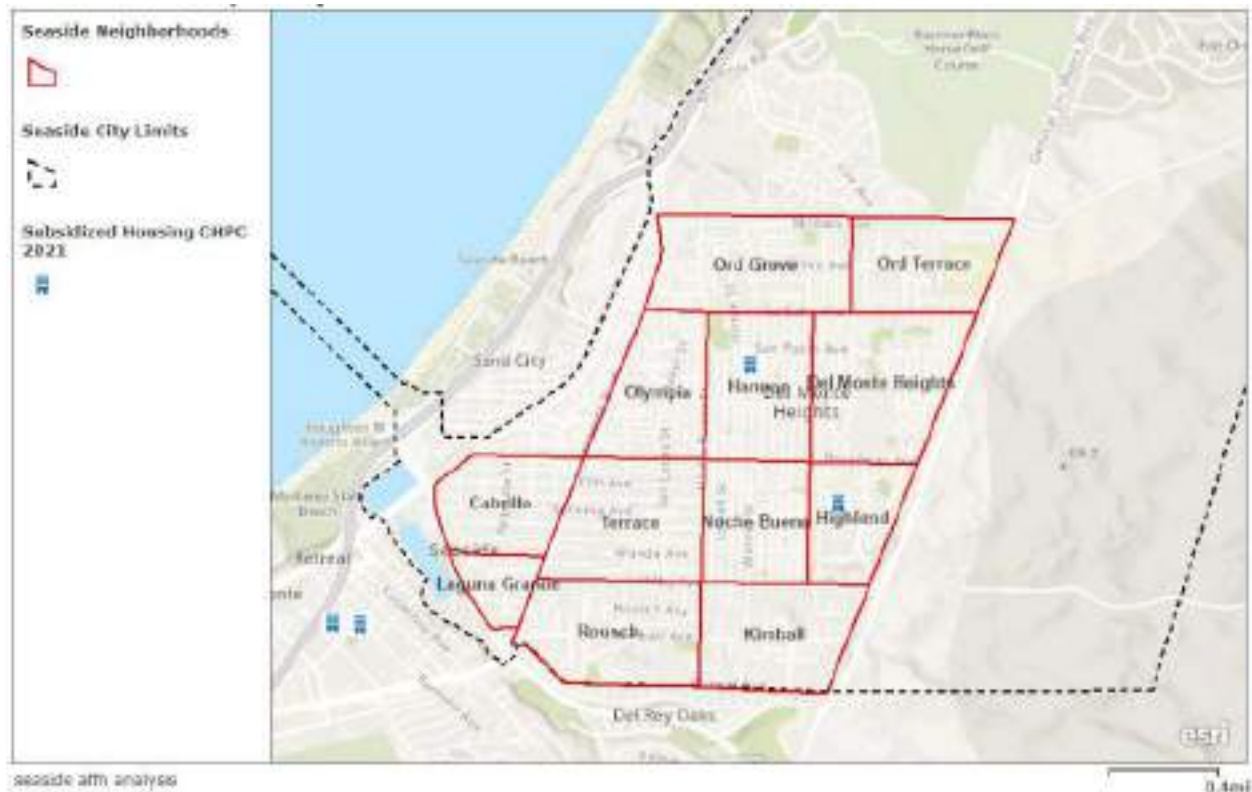
Figure App-35: Public Housing Buildings – Monterey County



Local Trends

HCD's AFFH Data tool shows two Public Housing buildings within Seaside, Seaview Village Apartments and Del Monte Manor. Seaview Village contains 132 affordable housing units and Del Monte Manor has 190 affordable units. These buildings are located in the Hannon and Highland neighborhoods. The location of these units is correlated with areas with a concentration of minorities and persons with disabilities but not with a concentration of lower income households (<80% AMI).

Figure App-36: Public Housing Buildings – Seaside



3. Racially Concentrated Areas

a. Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially and ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 %) and has a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

Regional Trends

There are large R/ECAP areas located east of Monterey County in Fresno County. Within Monterey County, R/ECAPs are only found in Salinas (Figure App-37).

Local Trends

There are no R/ECAPs in Seaside.

Figure App-37: Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) – Region



b. Racially Concentrated Areas of Affluence (RCAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, a RCA is defined as affluent, White communities. According to HUD's policy paper, "Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

Regional Trends

RCAs in the County are located in the Toro-Park and Seaside-Monterey regions of the County.

Local Trends

There are no RCAs located in Seaside. However, there is a correlation between areas with a low concentration of minorities and higher median incomes. Census Tract 135 has the highest median income in the City and lowest concentration of non-white minorities (between 20% and 41%, Figure App-39 and Figure App-23).

Figure App-38: RCAAs- Regional

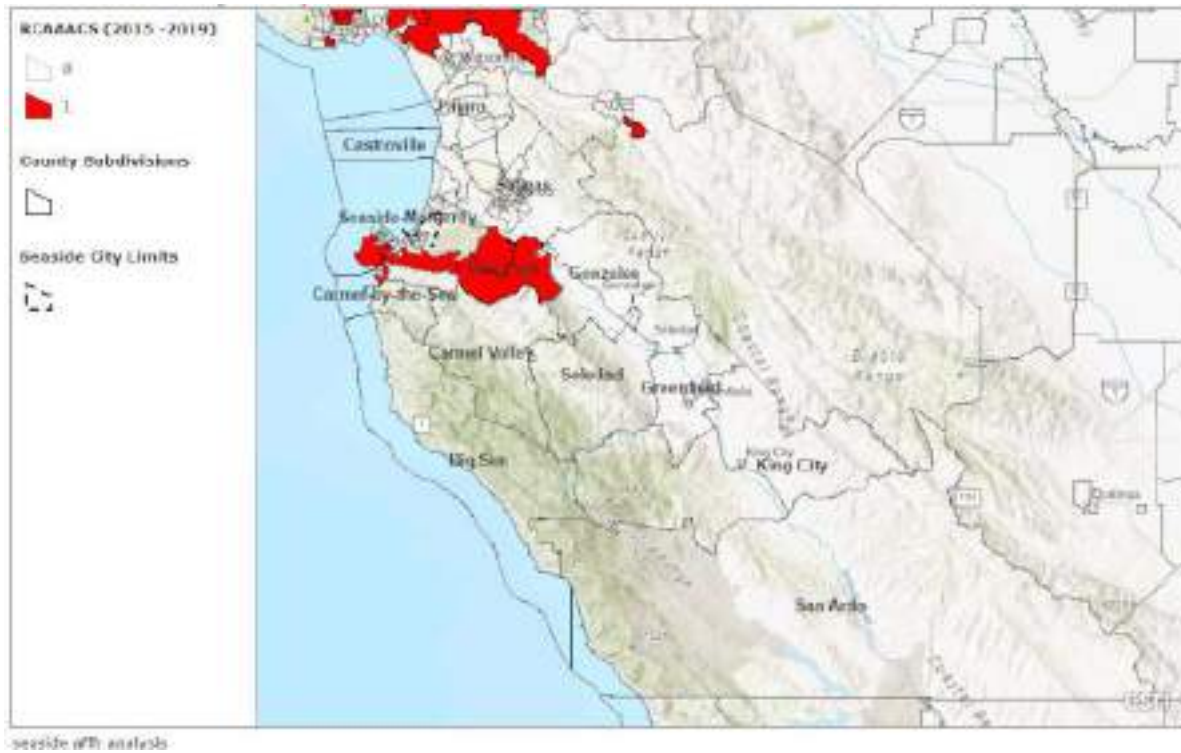
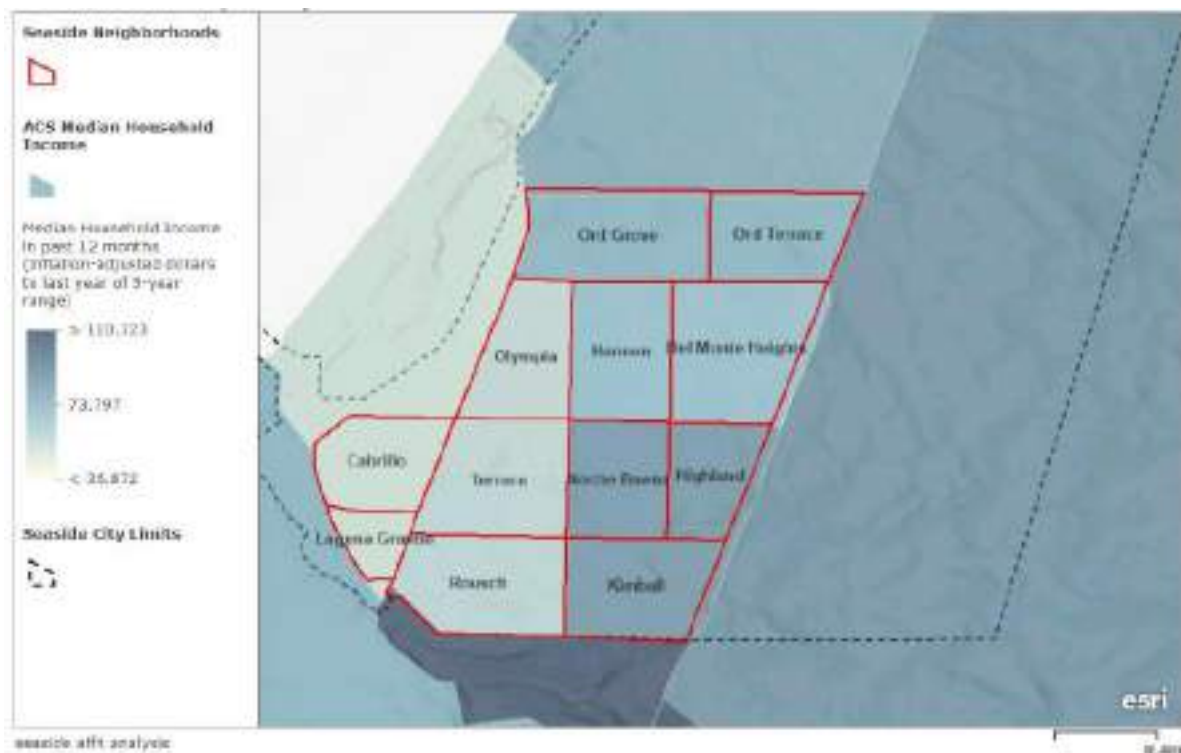


Figure App-39: Median Household Income by Tract (ACS 2017-2021)



4. Access to Opportunities

Significant disparities in access to opportunity are defined by the AFFH Final Rule as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.”

a. TCAC/HCD

To assist in the assessment of fair housing, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (CTCAC) convened in the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 % Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table App-84 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30% of population under federal poverty line.
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County.

Table App-84: Domains and List of Indicators for Opportunity Maps	
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2022 TCAC/HCD Opportunity Maps, December 2021.

Regional Trends

The 2022 TCAC/HCD opportunity map for Monterey County identified higher resource areas in the western portion of the County and lower resource areas in the east and south, Figure App-40). The Peninsula cities range from highest resource areas for Carmel-by-the-Sea, Pacific Grove and Monterey to moderate resource areas for Sand City, Seaside and Marina. The Valley cities (along Highway 101) are all low resource areas. Two tracts in the County are areas with high segregation and poverty. These are both located in the City of Salinas.

Figure App-40: TCAC Composite Score- Region



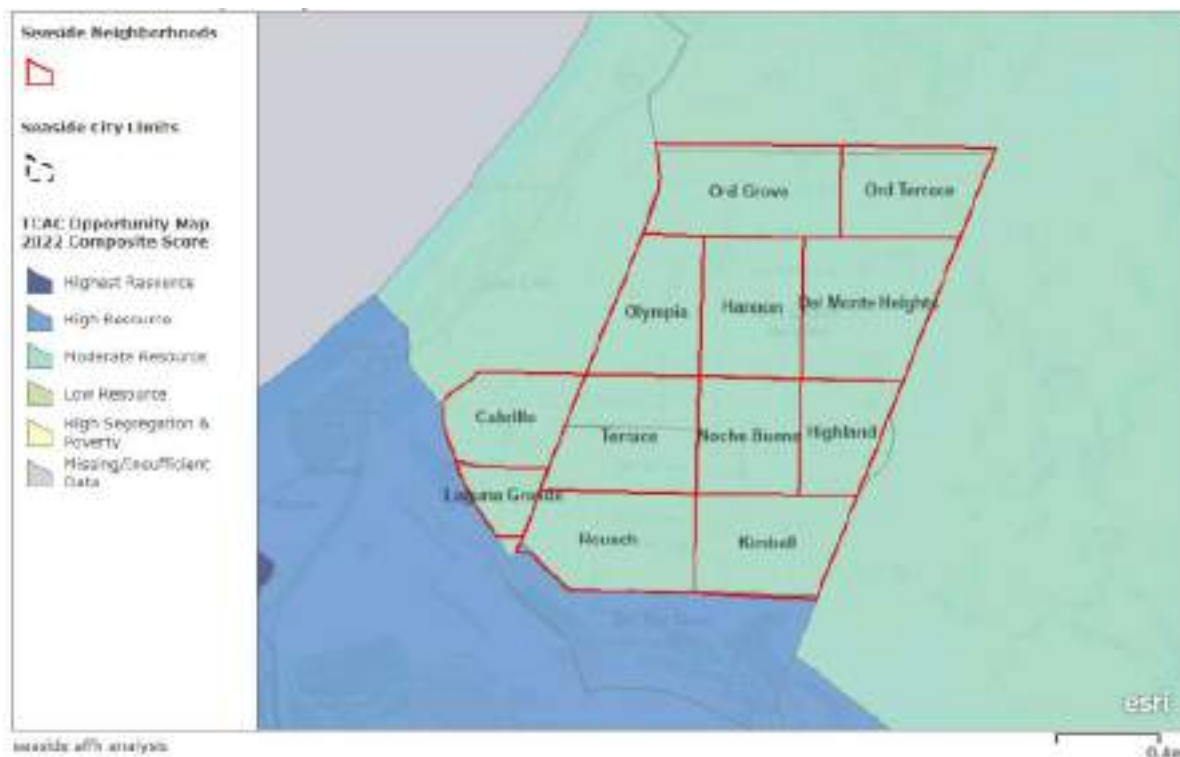
Local Trends

Opportunity map categorization and domain scores for Seaside census tracts are shown in Table App-85 and Figure App-41). All of the city's tracts have a moderate resource designation. This is a similar designation to the City of Marina, but lower than the other Peninsula cities. As mentioned above, no areas of high poverty are located in Seaside.

Census Tract	Economic Score	Environmental Score	Education Score	Composite Score	Final Category
06053014107	0.657	0.321	0.529	0.029	Moderate Resource
06053014000	0.179	0.100	0.571	-0.313	Moderate Resource
06053013900	0.521	0.614	0.471	-0.043	Moderate Resource
06053013800	0.279	0.871	0.471	-0.123	Moderate Resource
06053013700	0.264	0.807	0.457	-0.161	Moderate Resource
06053013600	0.271	0.771	0.321	-0.221	Moderate Resource
06053013500	0.379	0.893	0.321	-0.112	Moderate Resource

Source: California Housing and Community Development AFFH Data Viewer, 2022 TCAC/HCD Opportunity Maps

Figure App-41: TCAC/HCD Opportunity Areas in the- City of Seaside



b. Opportunity Indices

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunities based on race ethnicity and poverty status. This section presents the HUD-developed index scores to assess Seaside residents' access to key opportunity assets in comparison to the County. Table App-86 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% 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 % 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.*

Regional Trends

In Monterey County, Hispanic and Native American residents were more likely (compared to other racial/ethnic groups) to be impacted by poverty, limited access to proficient schools, have a lower labor participation rate and reside in areas with the lowest environmental quality levels. Black residents scored highest as most likely to utilize public transportation and had the lowest cost of transportation. White and Asian residents had the closest proximity to jobs. For the population living below the poverty line in the county, residents had lower transportation costs, regardless of race or ethnicity. Asian residents living below poverty had better index scores for all categories compared to Asian residents above the poverty line. Black, Hispanic and Native American residents below the poverty line face a severe lack of access to proficient schools in the county.

Local Trends

In Seaside, while index scores for transit access, low transportation costs and environmental health are favorable, less opportunities are seen for access to jobs, proficient schools and labor market participation. The likelihood of poverty is higher for all racial and ethnic groups compared to the County overall. Hispanic residents in Seaside are more likely to face poverty while all minority populations have less access to proficient schools compared to White residents. Black residents in Seaside have the highest score for labor participation and, along with Hispanic residents, utilize public transit the most. Hispanic residents have the lowest transportation costs and also are most likely to live close to jobs. All residents of the city, regardless of race or ethnicity, have similar environmental health scores. For Seaside's population living below the poverty line, some access to opportunities decline while others increase. For instance, Black, Hispanic and Asian residents living below the poverty line have a higher labor market score compared to these racial groups living above the poverty line while White and Native American residents have lower labor market scores. Labor market participation scores are higher for Black, Hispanic and Asian residents below the poverty line compared to the residents of these racial and ethnic groups not living in poverty.

Table App-86: Opportunity Indicators by Race/Ethnicity

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Monterey County							
Total Population							
White	65.84	50.07	60.65	59.73	42.66	59.62	66.45
Black	55.53	25.21	51.70	66.97	48.52	44.82	55.47
Hispanic	35.58	12.52	29.63	61.05	46.63	45.15	42.65
Asian or Pacific Islander	61.51	40.33	55.75	62.03	44.21	57.54	57.60
Native American	49.86	26.46	41.98	61.72	45.27	50.42	55.03
Population below federal poverty line							
White	55.97	43.61	54.23	58.48	45.39	56.19	67.88
Black	49.21	5.32	49.59	69.03	56.54	42.40	44.63
Hispanic	32.15	9.37	26.92	60.83	47.72	44.97	41.51
Asian or Pacific Islander	76.33	59.58	73.37	66.77	45.93	67.42	63.74
Native American	23.49	7.85	18.71	57.39	50.76	38.11	41.45
City of Seaside							
Total Population							
White	42.19	36.09	40.30	68.46	59.81	45.81	66.18
Black	37.53	24.33	41.44	73.23	61.81	41.51	65.47
Hispanic	31.57	24.9	39.22	73.26	66.00	46.57	65.94
Asian or Pacific Islander	38.24	27.67	38.64	71.13	61.97	44.05	66.81
Native American	36.18	29.74	40.77	70.64	63.12	44.70	66.52
Population below federal poverty line							
White	43.80	31.33	38.78	64.03	59.16	46.25	65.32
Black	33.57	24.37	46.25	74.63	64.43	42.93	65.05
Hispanic	28.17	24.69	41.43	74.63	67.87	45.51	65.67
Asian or Pacific Islander	34.16	23.92	44.66	73.44	65.44	42.28	65.31
Native American	36.37	29.88	28.56	75.21	60.75	46.20	65.95

Note: American Community Survey Data are based on a sample and are subject to sampling variability. See text for index score meanings. Table is comparing the total Seaside and County population, by race/ethnicity, to the Seaside and County population living below the federal poverty line, also by race/ethnicity.

Source: Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool (AFFH-T), 2017

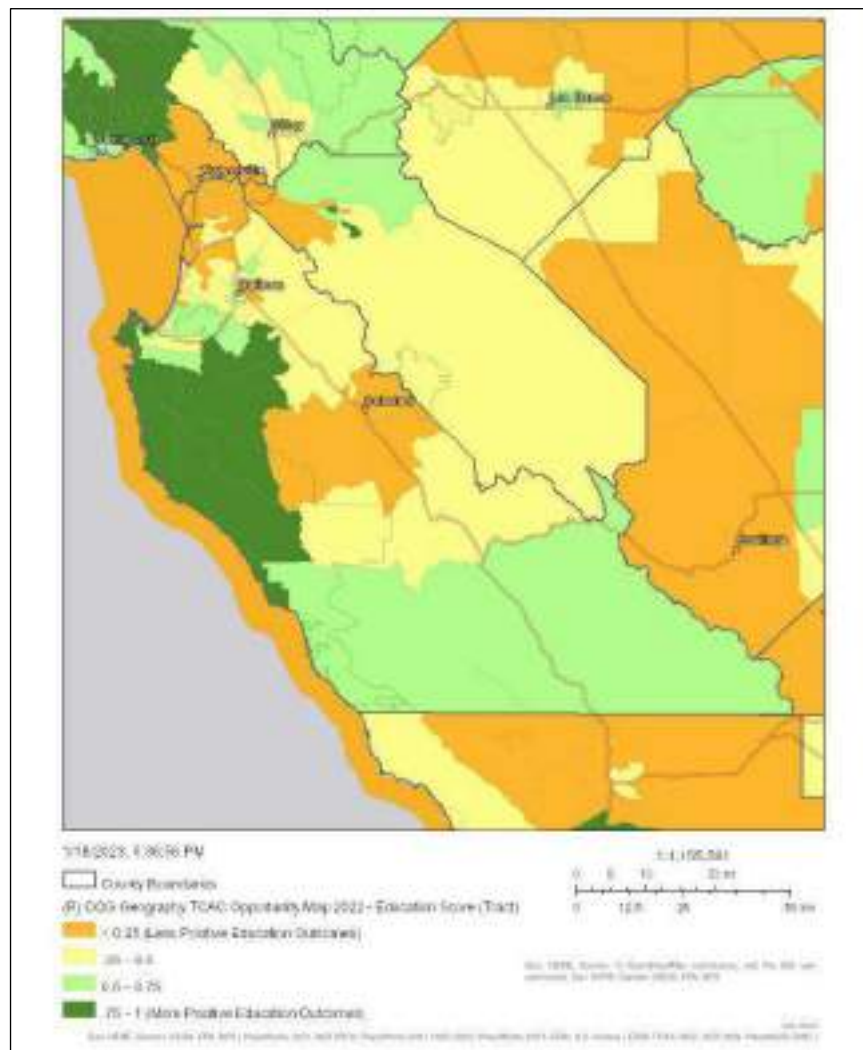
c. Education

Regional Trends

School proficiency scores are indicators of school system quality. *The higher the score, the higher the quality of schools.* In Monterey County, Whites and Asian residents higher school proficiency indices (50 and 40, respectively) compared to Black, Hispanic, and Native American residents. For residents living below the federal poverty line, scores were lower for all races except for Asian residents where the score increased from 40 to 60. For Black, Hispanic and Asian students below the poverty line, school proficiency scores were exceedingly low (all below 10).

The HCD/TCAC education scores for the region show the distribution of education quality based on education outcomes (Figure App-42). Higher education scores are concentrated along the Peninsula, the southern portion of the County. Lower education scores are found in northern and central inland tracts, including many of the Valley cities.

Figure App-42: TCAC Education Score- Region



Source: California Housing and Community Development AFFH Data Viewer, 2022

Local Trends

In Seaside, school proficiency scores for all races range from 24 to 36 across all races and from 24 to 31 across all races living below the federal poverty line. White and Native American population indices are higher than the other race groups, indicating access to better quality schools, while Black and Hispanic population indices are the lowest. Populations living below the poverty line tended to score either lower or the same than the population at-large.

Seaside is part of the Monterey Peninsula Unified School District (School District). This School District has 17 schools, eight of which are located in Seaside. This includes the Dual Language Academy of the Monterey Peninsula, which is a K-8 school that has a Two-Way Bilingual Immersion (TWBI) program.

The California Department of Education has an online tool called the California School Dashboard (Dashboard).³¹ This Dashboard displays the performance of local education agencies, schools and student groups on a set of state and local measures to identify strengths, challenges and areas in need of improvement. According to the Dashboard website, the School District's information for the 2021/22 school year included the following: Enrollment was 9,349 students, 65.4% of students were considered socioeconomically disadvantaged, 28.3% of students were English language learners, English Language Arts scores were 34.4 points below the State standard and Math scores were 83.3 points below the State standard.

Greatschools.org is a non-profit organization that rates schools across the States. The GreatSchools Summary Rating calculation is based on four ratings: Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average," 5-6 indicate "average," and 7-10 are "above average."³² Figure App-43 shows that Seaside elementary, middle, and high schools rate from below average to average, with the lowest average schools in the southern half of the City (including the Rousch and Del Monte Heights neighborhoods). The TCAC's Education Score³³ map (Figure App-44) shows that these census tracts in the middle of the City that do not have schools also have lower Education scores (0.25-0.5).

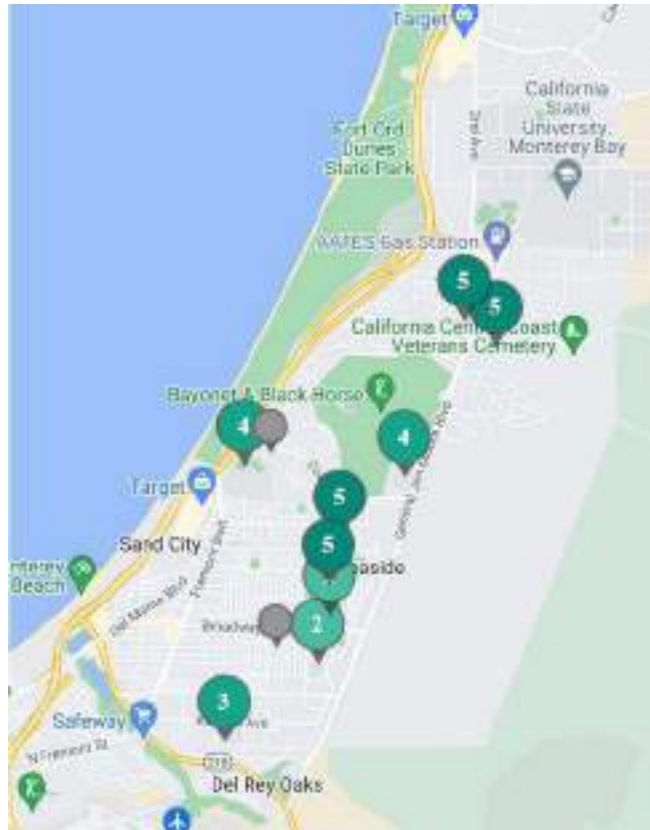
Regionally, Seaside's School Proficiency Index scores are lower compared to Monterey County for some racial and ethnic groups, including White, Black and Asian residents. However, Hispanic and Native American groups in Seaside have higher index scores than the County overall. The TCAC education map (Figure App-42) also shows that, while Seaside has lower education scores than the southern Peninsula cities, the scores are higher than or similar to cities and unincorporated areas to the north and east (including Marina and the Valley cities of Salinas, King City, Greenfield, Soledad and Gonzales).

³¹ California Department of Education www.cde.ca.gov

³² For more information of GreatSchools ratings, visit: <https://www.greatschools.org/gk/ratings/>

³³ Education scores are a composite of different indicators including math proficiency, reading proficiency, high school graduation rates, student poverty rates

Figure App-43: GreatSchools Summary Ratings



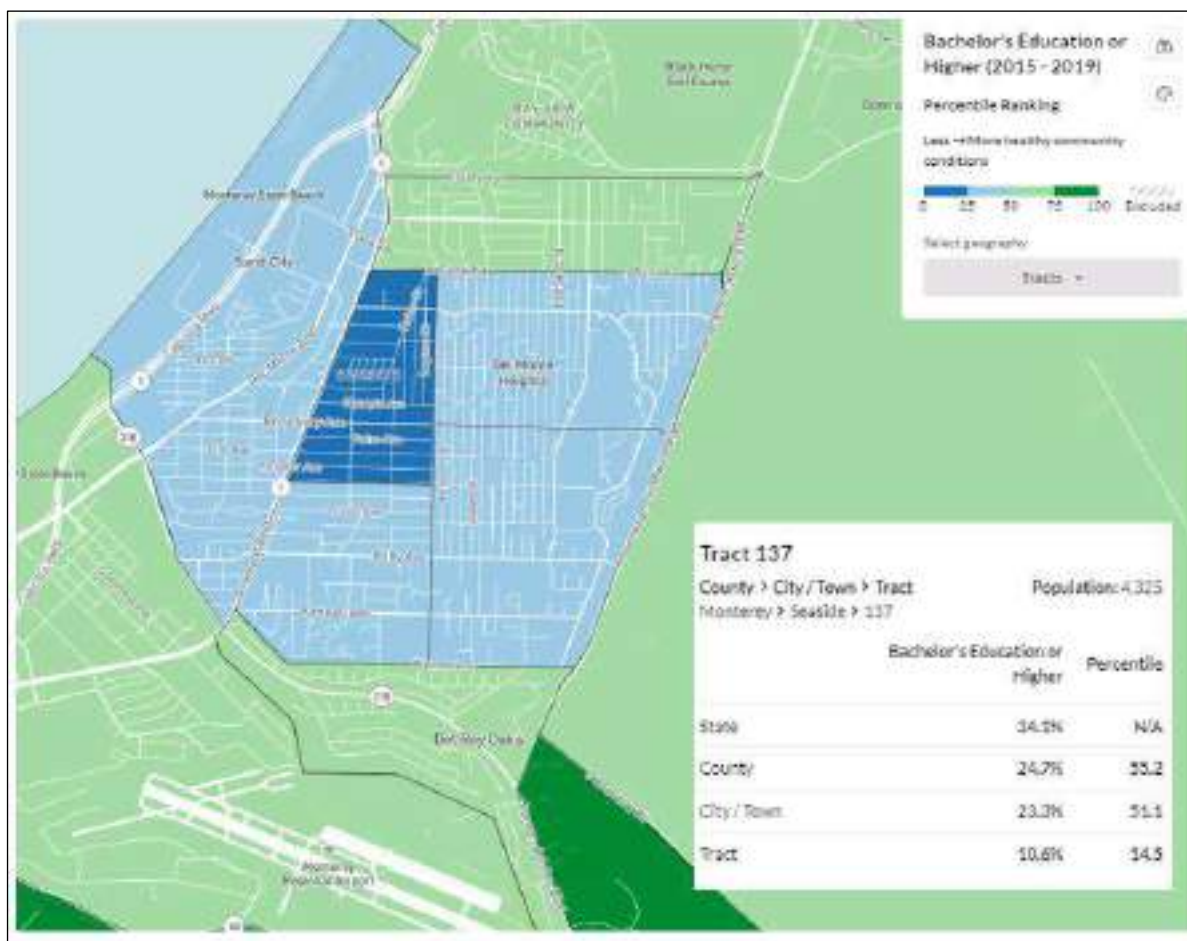
Source: www.greatschools.org

Figure App-44: TCAC Education Scores- Seaside



Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as transportation, housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. One of the indicators reviewed by HPI Indicators is bachelor's degree attainment. A college education is essential for many higher-paying careers, and it also helps people develop the cognitive skills and knowledge necessary to make healthy choices. As seen in Figure App-45, census tract 137 (the neighborhoods of Olympia and northern Terrace) have the lowest bachelor's degree attainment in the City. In this tract, only 11% of persons over the age of 25 have a bachelor's degree or higher. College graduation rates vary across California, and the nation, reflecting historic and often persistent funding inequities in places with fewer resources and social power, such as African American/Black, Latino, working class communities, and those with low-English proficiency. In this case, lower educational attainment is seen in a community identified to have a concentration of minorities, particularly Hispanic population, as well as poverty. Improving the rate of people attending and graduating college requires policies that encourage student success during college, as well as in the years leading up to college.

Figure App-45: HPI- Bachelor's Education or Higher



d. Transportation

Regional Trends

HUD's opportunity indicators have two categories to describe transportation-transit index³⁴ and low transportation cost index.³⁵ In the County, transit index scores are in the 60s for all races/ethnicities except for White residents, which has the lowest transit index of 60. Black residents have the highest index score of 67. For residents living below the poverty line, the transit indices have a slightly larger range from 57 for Native American residents to 70 for Black residents. Regardless of income, Black residents have the highest transit index.

In the County, low transportation cost indices have a small range from 43 to 49 across all races and are slightly higher for residents living below the poverty line. Like transit indices, Black residents have the highest low transportation cost indices, while White residents have the lowest. Considering that a higher transit index score indicates a higher likelihood to use public transit and a higher "low transportation cost" indicates a lower cost of transportation, Monterey County's Black residents had higher access and likelihood of using public transit while White residents had lower access and were least likely to use transit.

Local Trends

Transit index scores are approximately five to ten points higher in Seaside compared to the County and range from 69 to 73. For those residents living below the poverty line, use of transit increases slightly regardless of race or ethnicity, with the exception of White residents where usage decreased. In Seaside, Black and Hispanic residents are most likely to use public transit while White residents are the least likely. Low transportation cost indices in the City are in the mid-60s for White residents and the mid 70s for all other residents. Similar to the County, transit usage was slightly higher for residents of all races and ethnicities living below the poverty line except for White residents. Considering that a higher transit index score indicates a higher likelihood to use public transit and a higher "low transportation cost" indicates a lower cost of transportation, Seaside has better access to transit compared to the County.

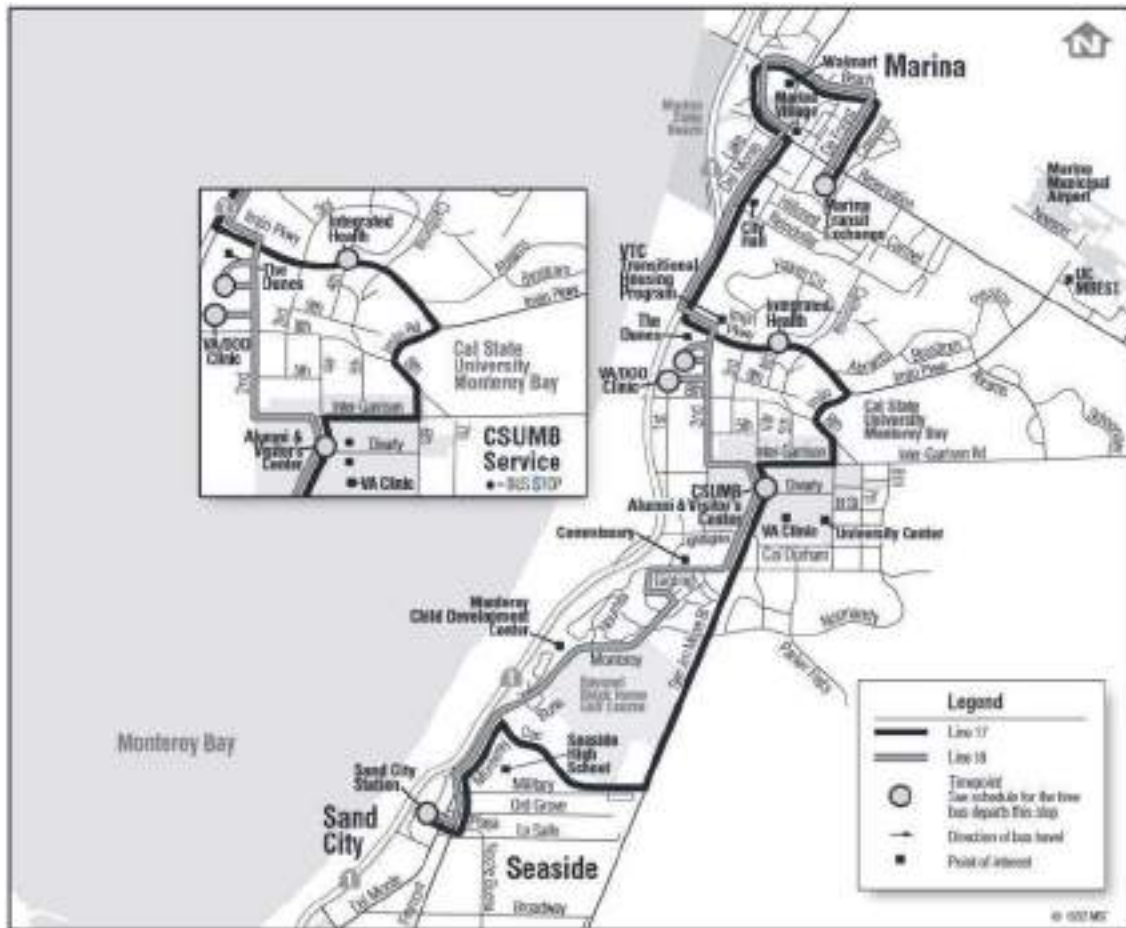
Monterey-Salinas Transit provides bus service throughout Monterey County. Several lines traverse across the Monterey Peninsula, including two that provide service to Marina, Seaside and Sand City. Figure App-46 shows the routes for bus route 17 and 18. Service for these two lines is available every 30 to 60 minutes starting after 7:00 a.m. and ending before 10:00 p.m.

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), Seaside has an AllTransit Performance Score of 6.2. This is a moderate score but the map in Figure App-47 shows transit scores are lower in the Ord Grove and Ord Terrace areas along with the eastern portions of the City along General Jim Moore Boulevard. According to the AllTransit Equity metric, 98.6% of Seaside households are within ½ mile of a transit route, but no households have access to full day, 24-hour service, or high frequency rush hour transit. This is consistent with the route information available from Monterey-Salinas Transit.

³⁴ The transit 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 % 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.

³⁵ The low transportation cost 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% of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.

Figure App-46: Transit Service in Seaside



Source: Monterey-Salinas Transit, mst.org/routes

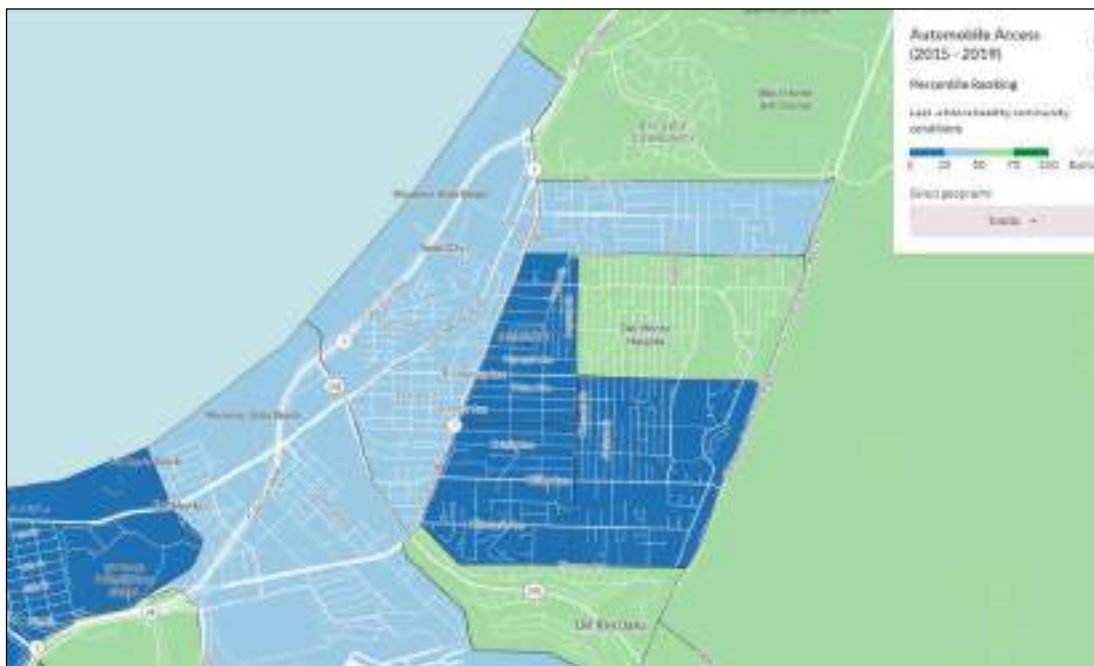
Figure App-47: AllTransit Performance Score- Seaside



Source: AllTransit, alltransit.cnt.org

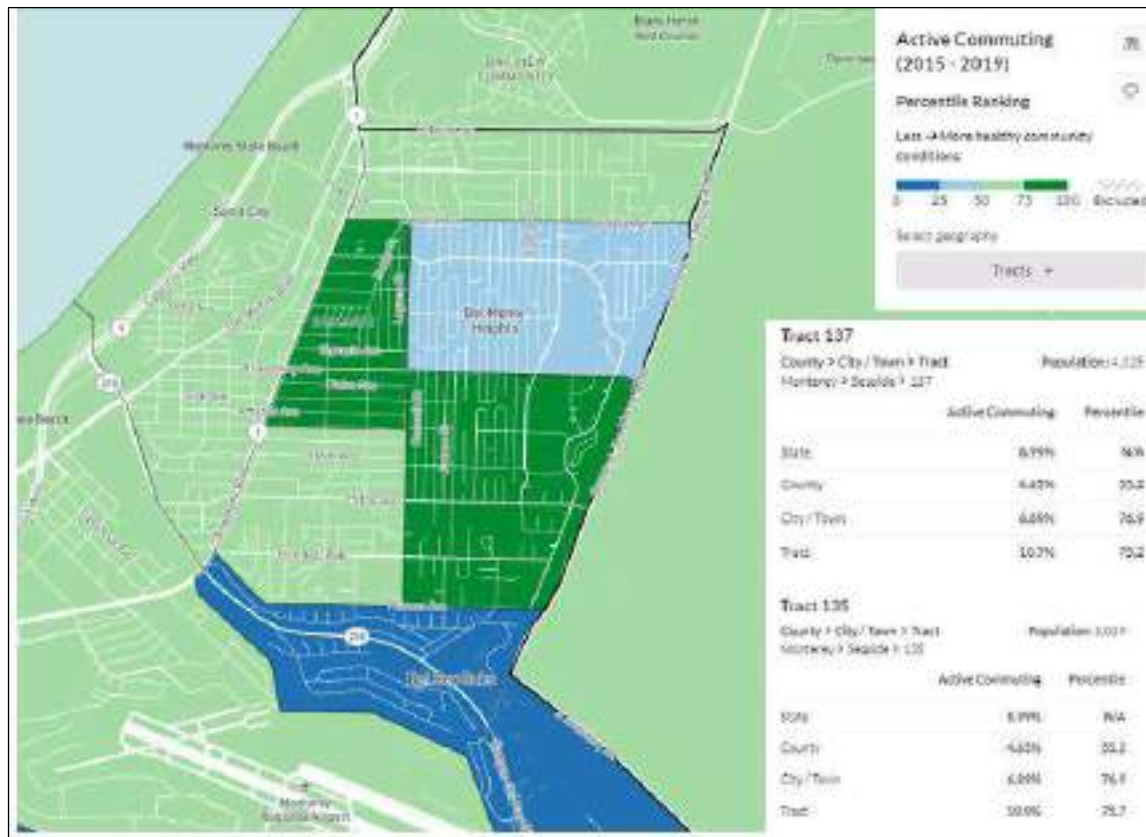
The Healthy Place Index mapping tool also includes access to automobiles (based on the percentage of households with access to a car) as a measure of transportation access and opportunities. As seen in Figure App-48, access to automobiles is lowest in neighborhoods along Noche Buena Street, in the neighborhoods of Olympia, Terrace, and Rousch to the west, and Noche Buena, Highland, and Kimball to the east. According to the HPI, “places with a high percentage of people without cars tend to have a higher number of people walking, bicycling and taking public transportation to get around, even if the existing infrastructure (i.e., sidewalks, bike lanes, bus stops) and service (i.e. bus routes, rail lines) is inadequate.”³⁶ Tracts 135 and 137 are consistent with these trends. In both of these tracts, about 11% of workers over the age of 16 commute to work (transit, walking, or cycling), compared to 7% in the city and 5% in the County. However, access to public transit is lowest east of Yosemite Street (Figure App-47), the neighborhoods of Highland and east Kimball have the highest need for public transit given their limited automobile access and higher tendencies to use it. Alternatively, providing housing opportunities for lower income residents, like those in Census tract 135 and 137, near existing transit can also improve their access to transportation.

Figure App-48: HPI – Automobile Access



³⁶ map.healthyplacesindex.org/; Automobile access: What is the connection to health?

Figure App-49: HPI – Active Commuting



e. Economic

Regional Trends

HUD's opportunity indicators provide indices for labor market and jobs proximity. The labor market index is based on the level of employment, labor force participation, and educational attainment in a census tract. Monterey County's labor market indices ranged from 30 to 61, with Hispanic residents having the lowest index and White residents having the highest. Indices for Monterey County residents living below the poverty line dropped for all races except for Asian residents, whose labor market index increased to 73. The most significant drop occurred for Native American residents living below the poverty line, where the labor market index decreased from 42 to 19. HUD's jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region. County jobs proximity indices range from 45 for Black and Hispanic residents to 60 for White residents. The jobs proximity map in Figure App-50 shows the distribution of scores in Monterey County. The highest scores are tracts along the Peninsula, the southern coast line and areas west of Soledad and east of Gonzales in the central portion of the county.

The TCAC Economic Scores are a composite of jobs proximity as well as poverty, adult education, employment, and median home value characteristics. The map in Figure App-51 shows that the lowest economic scores are located in the southern portion of the county as well as along the Valley cities along Highway 101. The highest economic scores are concentrated in the Peninsula and the Carmel Valley. A few higher resource tracts are also located in the city of Salinas and the northeast edge of the county.

Local Trends

As described earlier, HUD's opportunity indicators provide indices for labor market and jobs proximity. The labor market index is based on level of employment, labor force participation, and educational attainment in a census tract. Seaside's labor market indices range from 39 to 41, with Asians having the lowest index and Blacks having the highest. Seaside's Black, Hispanic and Asian populations living below the poverty line have higher labor market indices than the population overall, while White and Native American residents have lower indices. Seaside's job proximity indices are in the 40s for all race and ethnicities regardless of income level. For the population overall, Hispanic residents have the closest job proximity (47) while Black residents have the farthest (42). For the population below the poverty line, White and Native American residents have closer access to jobs (46) while Asian residents have the furthest access (42).

Overall, Seaside's indices are lower than Monterey County for both the labor market and jobs proximity, except for Hispanic residents where the indices are higher. Within Seaside, jobs proximity scores are lower in the neighborhood north of the Bayonet Black Horse Golf Course, the Highland neighborhood and portions of the Ord Grove, Ord Terrace and Del Monte Heights neighborhoods (Figure App-52). This is likely to the distance between these neighborhoods and the city's commercial areas.

The TCAC's Economic Score is based on a composite of the following area characteristics: poverty, adult education, employment, job proximity, median home value. Within the City, the lowest economic indices are found in Census Tract 140, which covers Laguna Grande and Cabrillo (Figure App-53). Most neighborhoods east of Freemont Boulevard have similar Economic composite scores, except for Ord Grove and Ord Terrace, where scores are more positive than the rest of the City. Considering that these neighborhoods are further from jobs, their higher economic scores are not due to jobs proximity but rather the socioeconomic composition of the residents (See Figure App-39 [higher incomes] and Figure App-45 [higher education]) and home values.

Figure App-52: Jobs Proximity Index- Seaside



Figure App-53: TCAC Economic Score- Seaside

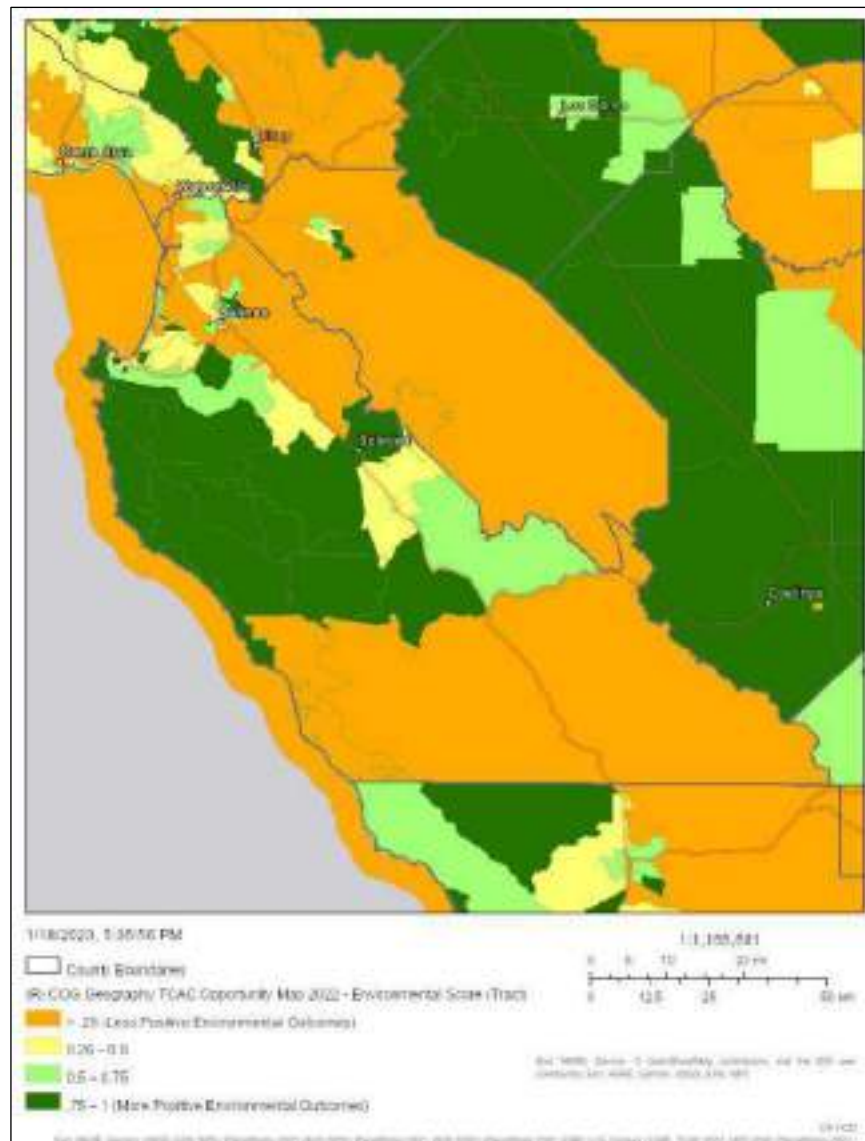


The TCAC Environmental Score is based on CalEnviroScreen 4.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) utilizes these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment.

Regional Trends

TCAC's environmental scores are lowest in the southern part of the county, and in and around the cities of Greenfield, Gonzales, Seaside, Marina and Salinas (Figure App-54), indicating low environmental outcomes.

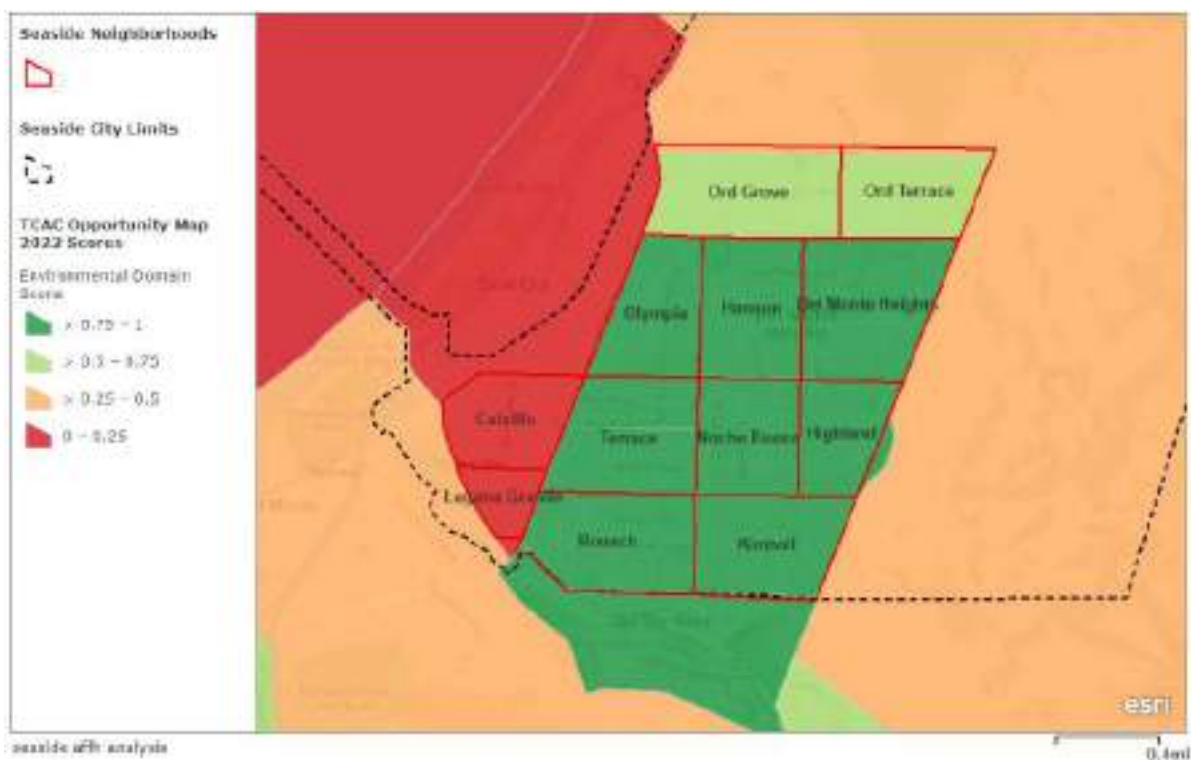
Figure App-54: TCAC Environmental Score- Region



Local Trends

As mentioned earlier, TCAC's environmental score is based on the CalEnviroScreen 4.0 scores, which measures for environmental factors/exposure to pollutants, sensitive populations (e.g., seniors, children), and socioeconomic factors. As shown in Figure App-55, most census tracts in the north and western portions of the City of Seaside (outside of the neighborhoods) have low TCAC environmental scores (less than 0.5). Most neighborhoods east of Freemont Boulevard and west of General Jim Moore Boulevard have environmental scores above 0.5 (more positive outcomes).

Figure App-55: TCAC Environmental Score- Seaside



Access to parks, recreation and open space is also crucial to healthy communities. To affirmatively further fair housing, all residents, regardless of demographics, should have access to recreational areas and open space. The City of Seaside has 86 acres of open space, including 22 neighborhood parks and the Laguna Grande Regional Park, which is located in the cities of Seaside and Monterey. The Seaside portion of the Laguna Grande Regional Park includes Roberts Lake as well as vegetation and natural habitat areas, walking trails, barbecue areas, picnic tables and a playground.³⁷ Figure App-56 shows protected open space in Seaside. In addition, Monterey State Beach is located in the southwest corner of the city. As shown in Figure App-56, there is a lack of parks in the Olympia, Terrace, and Rousch neighborhoods. HPI's mapping tool also shows a disproportionate access to parks throughout the City, based on the percent of people living within walkable distance (half-mile) of a park, beach, or open space (Figure App-57). In Olympia and north Terrace (census tract 137), 77% have park access, compared to 94% of the total City population.

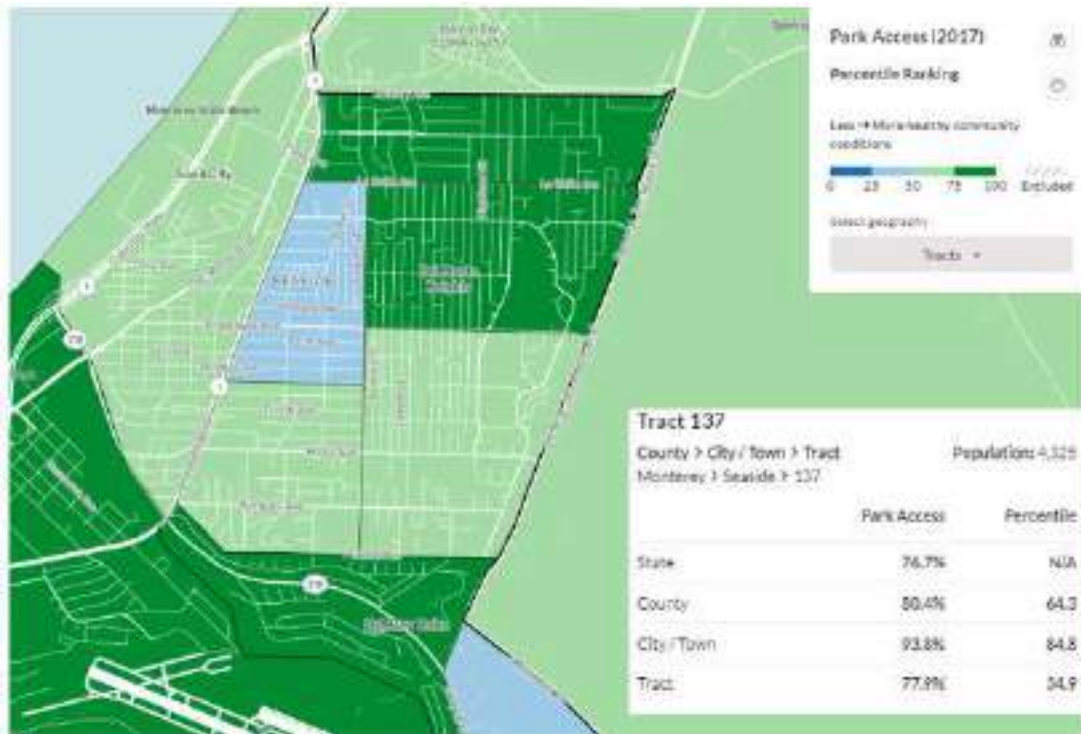
³⁷ City of Seaside website; ci.seaside.ca.us

Figure App-56: Parks in Seaside



Source: City of Seaside

Figure App-57: HPI – Park Access



5. Disproportionate Housing Needs

The AFFH Rule Guidebook defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area” (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

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. Housing problems considered by CHAS include:

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

According to CHAS data based on the 2015-2019 ACS (the most recent dataset available), Monterey County households experience housing problems at lower rates (49%) than Seaside households (57%). In both the County and City, renters are more likely to be affected by housing problems than owners.

a. Cost Burden

Regional Trends

In Monterey County, approximately 40% of households experienced cost burdens in 2019 (Table App-87). Renters experience cost burdens at higher rates than owners (51% compared to 30%), regardless of race. Among renters, American Indian, Black and Hispanic households experience the highest rates of cost burden (59%, 56% and 55%). A large percentage of Monterey County’s homeowners have monthly housing costs that are 30% or more of their monthly income (Figure App-58). Tracts with the highest percentage of cost burdened homeowners are concentrated in Carmel, Marina and Salinas. There are more census tracts with a high concentration of cost burdened renter households than cost burdened owner households, and these areas of concentration are located throughout cities and unincorporated areas in the Peninsula as well as Salinas and Greenfield (Figure App-59).

Table App-87: Housing Problems by Race, Monterey County							
	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	30%	35%	33%	34%	61%	44%	37%
Renter-Occupied	51%	59%	47%	58%	73%	71%	62%
All Households	39%	51%	39%	45%	66%	60%	49%
With Cost Burden >30%							
Owner-Occupied	29%	35%	30%	15%	49%	33%	30%
Renter-Occupied	47%	56%	35%	59%	42%	55%	51%
All Households	36%	50%	32%	35%	46%	46%	40%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. In the 2015-2019 CHAS data, the “other” race category (such as multiple races) is not included.

Source: HUD CHAS, (2015-2019).

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Legend

- County Boundaries
- 0-20%
- 20%-40%
- 40%-60%
- 60%-80%
- 80%+

Overpayment by States (2010 - 2018) - Trust

Scale: 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000 1010 1020 1030 1040 1050 1060 1070 1080 1090 1100 1110 1120 1130 1140 1150 1160 1170 1180 1190 1200 1210 1220 1230 1240 1250 1260 1270 1280 1290 1300 1310 1320 1330 1340 1350 1360 1370 1380 1390 1400 1410 1420 1430 1440 1450 1460 1470 1480 1490 1500 1510 1520 1530 1540 1550 1560 1570 1580 1590 1600 1610 1620 1630 1640 1650 1660 1670 1680 1690 1700 1710 1720 1730 1740 1750 1760 1770 1780 1790 1800 1810 1820 1830 1840 1850 1860 1870 1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020 2030 2040 2050 2060 2070 2080 2090 2100 2110 2120 2130 2140 2150 2160 2170 2180 2190 2200 2210 2220 2230 2240 2250 2260 2270 2280 2290 2300 2310 2320 2330 2340 2350 2360 2370 2380 2390 2400 2410 2420 2430 2440 2450 2460 2470 2480 2490 2500 2510 2520 2530 2540 2550 2560 2570 2580 2590 2600 2610 2620 2630 2640 2650 2660 2670 2680 2690 2700 2710 2720 2730 2740 2750 2760 2770 2780 2790 2800 2810 2820 2830 2840 2850 2860 2870 2880 2890 2900 2910 2920 2930 2940 2950 2960 2970 2980 2990 3000 3010 3020 3030 3040 3050 3060 3070 3080 3090 3100 3110 3120 3130 3140 3150 3160 3170 3180 3190 3200 3210 3220 3230 3240 3250 3260 3270 3280 3290 3300 3310 3320 3330 3340 3350 3360 3370 3380 3390 3400 3410 3420 3430 3440 3450 3460 3470 3480 3490 3500 3510 3520 3530 3540 3550 3560 3570 3580 3590 3600 3610 3620 3630 3640 3650 3660 3670 3680 3690 3700 3710 3720 3730 3740 3750 3760 3770 3780 3790 3800 3810 3820 3830 3840 3850 3860 3870 3880 3890 3900 3910 3920 3930 3940 3950 3960 3970 3980 3990 4000 4010 4020 4030 4040 4050 4060 4070 4080 4090 4100 4110 4120 4130 4140 4150 4160 4170 4180 4190 4200 4210 4220 4230 4240 4250 4260 4270 4280 4290 4300 4310 4320 4330 4340 4350 4360 4370 4380 4390 4400 4410 4420 4430 4440 4450 4460 4470 4480 4490 4500 4510 4520 4530 4540 4550 4560 4570 4580 4590 4600 4610 4620 4630 4640 4650 4660 4670 4680 4690 4700 4710 4720 4730 4740 4750 4760 4770 4780 4790 4800 4810 4820 4830 4840 4850 4860 4870 4880 4890 4900 4910 4920 4930 4940 4950 4960 4970 4980 4990 5000 5010 5020 5030 5040 5050 5060 5070 5080 5090 5100 5110 5120 5130 5140 5150 5160 5170 5180 5190 5200 5210 5220 5230 5240 5250 5260 5270 5280 5290 5300 5310 5320 5330 5340 5350 5360 5370 5380 5390 5400 5410 5420 5430 5440 5450 5460 5470 5480 5490 5500 5510 5520 5530 5540 5550 5560 5570 5580 5590 5600 5610 5620 5630 5640 5650 5660 5670 5680 5690 5700 5710 5720 5730 5740 5750 5760 5770 5780 5790 5800 5810 5820 5830 5840 5850 5860 5870 5880 5890 5900 5910 5920 5930 5940 5950 5960 5970 5980 5990 6000 6010 6020 6030 6040 6050 6060 6070 6080 6090 6100 6110 6120 6130 6140 6150 6160 6170 6180 6190 6200 6210 6220 6230 6240 6250 6260 6270 6280 6290 6300 6310 6320 6330 6340 6350 6360 6370 6380 6390 6400 6410 6420 6430 6440 6450 6460 6470 6480 6490 6500 6510 6520 6530 6540 6550 6560 6570 6580 6590 6600 6610 6620 6630 6640 6650 6660 6670 6680 6690 6700 6710 6720 6730 6740 6750 6760 6770 6780 6790 6800 6810 6820 6830 6840 6850 6860 6870 6880 6890 6900 6910 6920 6930 6940 6950 6960 6970 6980 6990 7000 7010 7020 7030 7040 7050 7060 7070 7080 7090 7100 7110 7120 7130 7140 7150 7160 7170 7180 7190 7200 7210 7220 7230 7240 7250 7260 7270 7280 7290 7300 7310 7320 7330 7340 7350 7360 7370 7380 7390 7400 7410 7420 7430 7440 7450 7460 7470 7480 7490 7500 7510 7520 7530 7540 7550 7560 7570 7580 7590 7600 7610 7620 7630 7640 7650 7660 7670 7680 7690 7700 7710 7720 7730 7740 7750

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0 5 10 15 20 25 30 km

Legend:

- County Boundaries
- RD Occupancy by Percent (WCS, 2010 - 2019) - Tanager
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Map: WCS, Species: Tanager, Occurrence: 2010-2019, Projection: UTM, SRS: EPSG:31433, Resolution: 30m

Housing problems and cost burdens can also affect special needs populations disproportionately. Table App-88 shows that renter elderly and large households experience housing problems and cost burdens at higher rates than all renter households, all households, and their owner counterparts.

Table App-88: Housing Problems, Elderly and Large Households, Monterey County							
	Renter-Occupied			Owner-Occupied			All HHs
	Elderly	Large HH	All Renter	Elderly	Large HH	All Owners	
Any Housing Problem	69%	85%	62%	32%	59%	37%	49%
Cost Burden > 30%	66%	52%	51%	32%	29%	30%	40%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD CHAS, (2015-2019).

Local Trends

As shown in Table App-89, Hispanic and Pacific Islander households experience a disproportionate level of housing problems (74% and 79%) compared to White, Black and Asian households and all households in the City (57%). Independent of Pacific Islander households, renter-households, experience housing problems at much higher rates than owner-occupied households. Renters are also cost burdened at higher rates than owners, independent of race, except for Pacific Islander households.

Seaside households experience housing problems (57%) and cost burdens (49%) at higher rates than the County overall (49% and 40%, respectively). All races, with the exception of Black households, are more likely to experience housing problems or cost burdens in Seaside than households across the entire county. Black residents are likely to experience housing problems (51%) and cost burdens (50%) at the same rate in Seaside and Countywide.

Table App-89: Housing Problems by Race, Seaside							
	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	27%	33%	26%	--	78%	48%	32%
Renter-Occupied	65%	60%	73%	--	79%	82%	73%
All Households	46%	51%	45%	--	79%	74%	57%
With Cost Burden >30%							
Owner-Occupied	25%	32%	22%	--	52%	39%	28%
Renter-Occupied	63%	59%	65%	--	45%	64%	63%
All Households	44%	50%	39%	--	48%	58%	49%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. In the 2015-2019 CHAS data, the "other" race category (such as multiple races) is not included.

Source: HUD CHAS, (2015-2019).

Figure App-60 and Figure App-61 show the concentration of cost burdened owners in 2014 and 2019 in the City of Seaside. Geographically, cost burdened owner households have decreased between 2014 and 2019 in the northern portion of the city as well as the Ord Grove, Ord Terrace, Olympia and north Terrace neighborhood. By 2019, there were less tracts with more than 40% of owners experiencing cost burdens.

Figure App-60: Cost Burdened Owners (2014)- Seaside

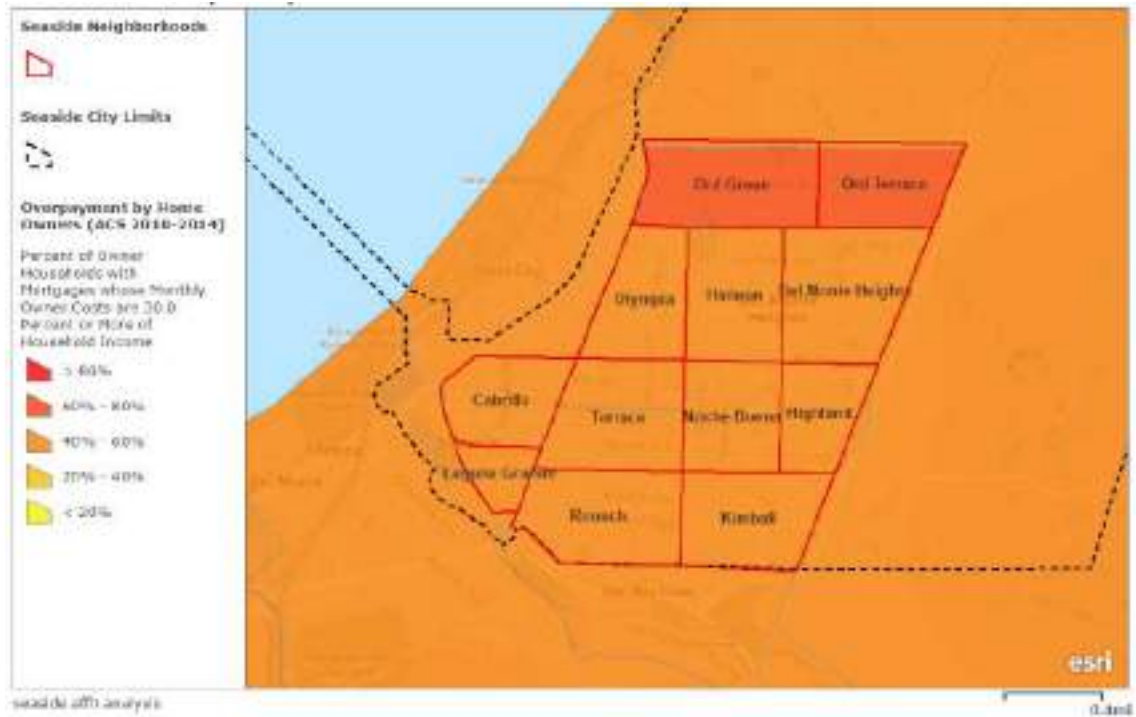
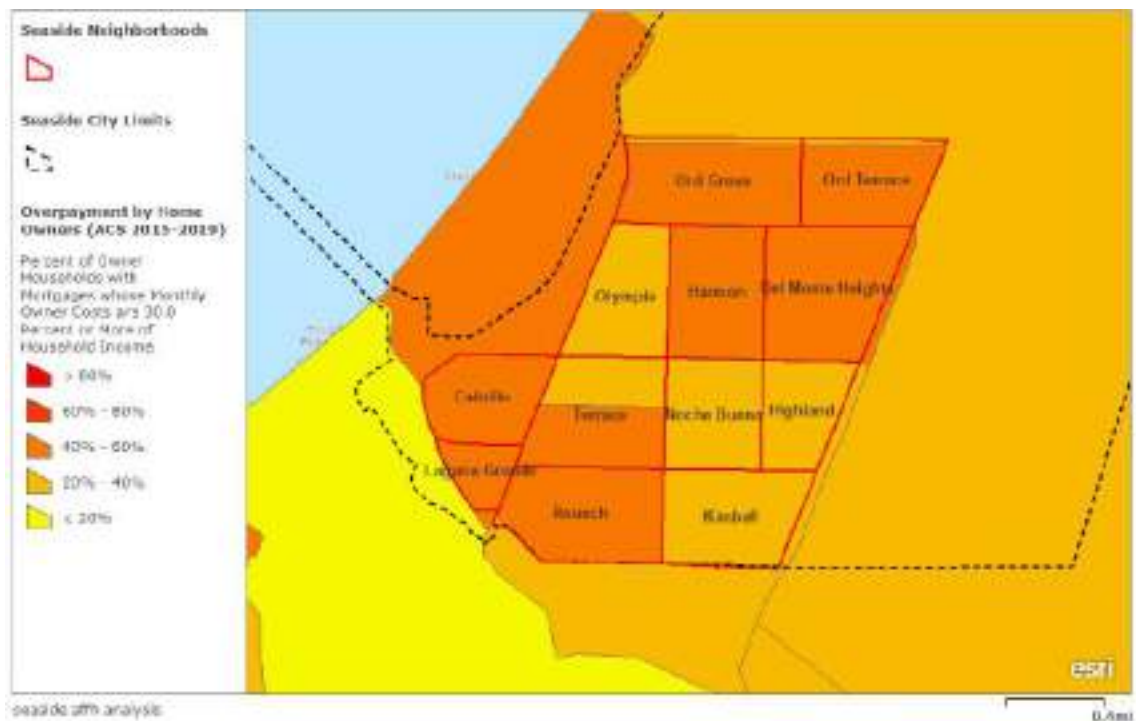


Figure App-61: Cost Burdened Owners (2019)- Seaside

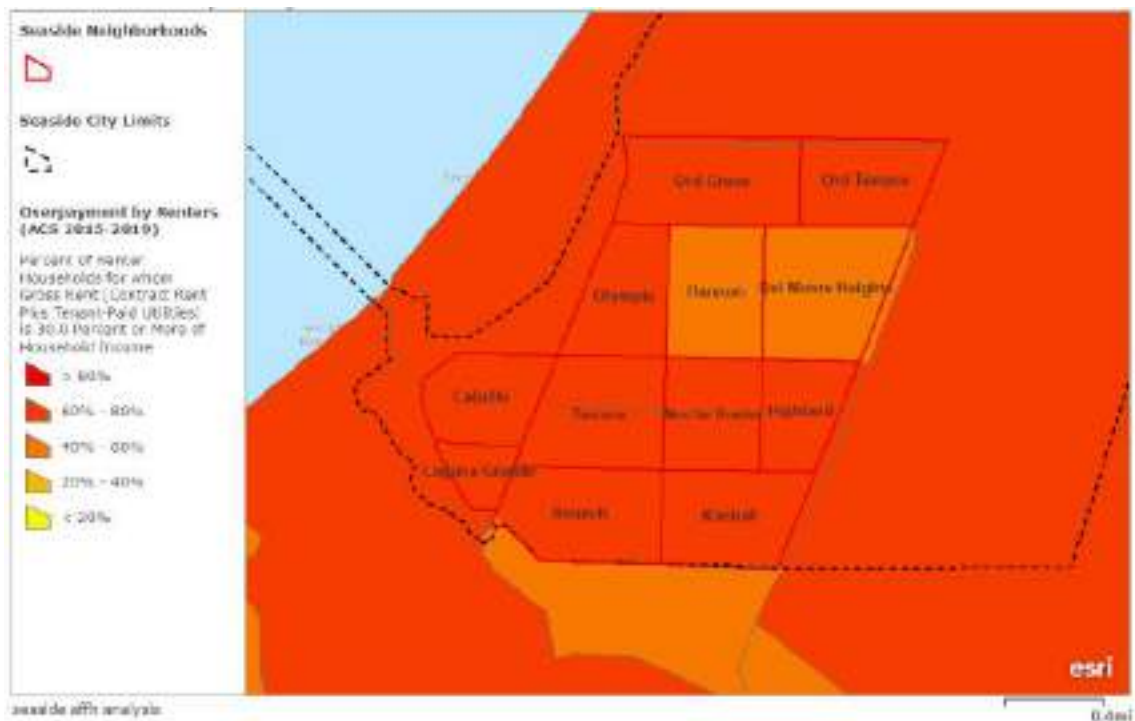


The distribution of cost burdened renter households has increased between 2014 and 2019 (Figure App-62: and Figure App-63:). Since 2014, tracts in the Ord Grove, Ord Terrace, Noche Buena, Highland, Kimball, and Rousch neighborhoods have increased from 40% to 60% cost burdened households to 60% to 80% cost burdened households.

Figure App-62: Cost Burdened Renters (2014) – Seaside



Figure App-63: Cost Burdened Renters (2019) – Seaside



Elderly and large households may also be subject to disproportionate housing problems, whether it is affordability or adequate physical needs (i.e., number of rooms, complete facilities). Table App-90 shows that renter-elderly households experience housing problems and cost burden at greater rates than owner-households and all households in the City. About 80% of elderly renter-households experience any housing problem and cost burdens. The similar rates of elderly renter-households experiencing cost burden and housing problems suggest cost is an issue for all households with any problem.

Larger renter households in Seaside experience less housing problems and cost burden than renter households overall. Housing problems and cost burden for large owner households is similar to the rates experienced by all owner households in the city. An important note is that while 58% of renter large households experience at least one housing problem, only 38% are experiencing cost burden. This means that 20% of households are not experiencing cost burden but instead are experiencing one of the other housing problems (i.e., overcrowding, unit with defects). This suggests a need for large renter-housing or rehabilitation of units.

Table App-90: Housing Problems, Elderly and Large Households, Seaside							
	Renter-Occupied			Owner-Occupied			All HHs
	Elderly	Large HH	All Renter	Elderly	Large HH	All Owners	
Any Housing Problem	82%	58%	73%	27%	31%	32%	57%
Cost Burden > 30%	80%	38%	63%	27%	26%	28%	49%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD CHAS, (2015-2019).

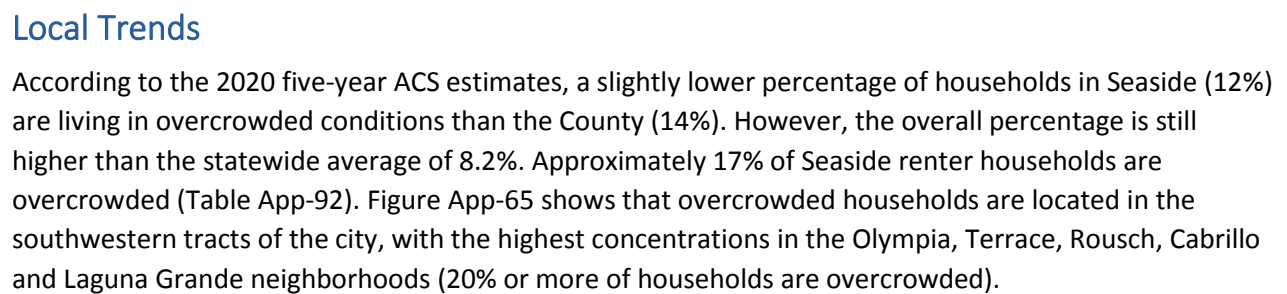
b. Overcrowding

Regional Trends

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2020 five-year ACS estimates, about 14% of households in the County are living in overcrowded conditions (Table App-91). This is higher than the statewide average of 8.2% overcrowded households. About 21% of renter households are living in overcrowded conditions, compared to 7% of owner households. Proportionally, renter households make up 73% of all overcrowded households in the County. Overcrowded households in the County are found throughout the inland region along the Valley cities, as well as the tracts north of Castroville and in Salinas and Seaside (Figure App-64).

Table App-91: Overcrowded Households-Monterey County		
	Overcrowded (>1.0 persons per room)	% of All Overcrowded Households
Owner-Occupied	7%	27%
Renter Occupied	21%	73%
All Households	14%	128,003

Source: American Community Survey, 2016-2020.

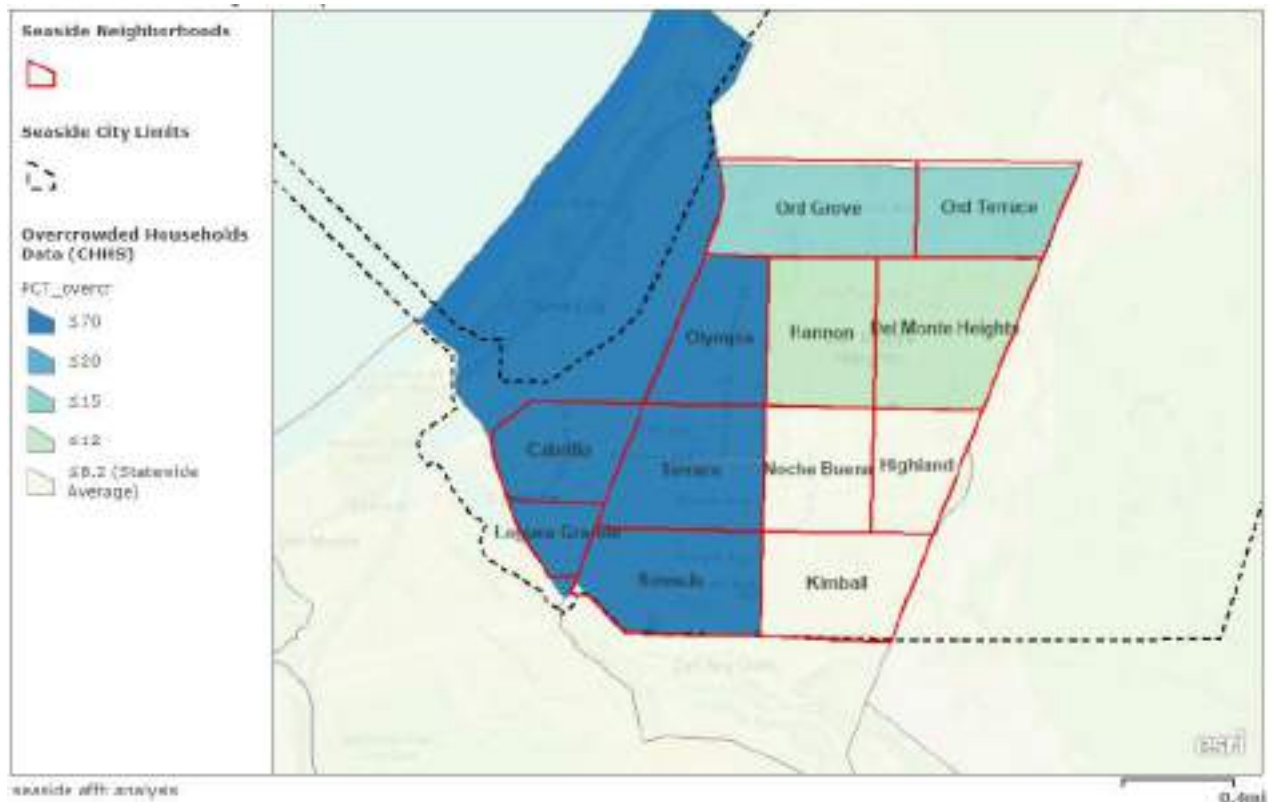


City of Seaside
2023-2031 Housing Element

Table App-92: Overcrowded Households – Seaside		
	Overcrowded (>1.0 persons per room)	% of All Overcrowded Households
Owner-Occupied	5%	17%
Renter Occupied	17%	83%
All Households	12%	10,709

Source: American Community Survey, 2016-2020.

Figure App-65: Overcrowded Housing – Seaside



c. Substandard Conditions

Regional Trends

Housing that is 30 years or older is assumed to require some rehabilitation. Such features as electrical capacity, kitchen features, and roofs, usually need updating if no prior replacement work has occurred. According to the 2020 ACS, about 76% of Monterey County’s housing stock is over or close to 30 years old (built before 1989).

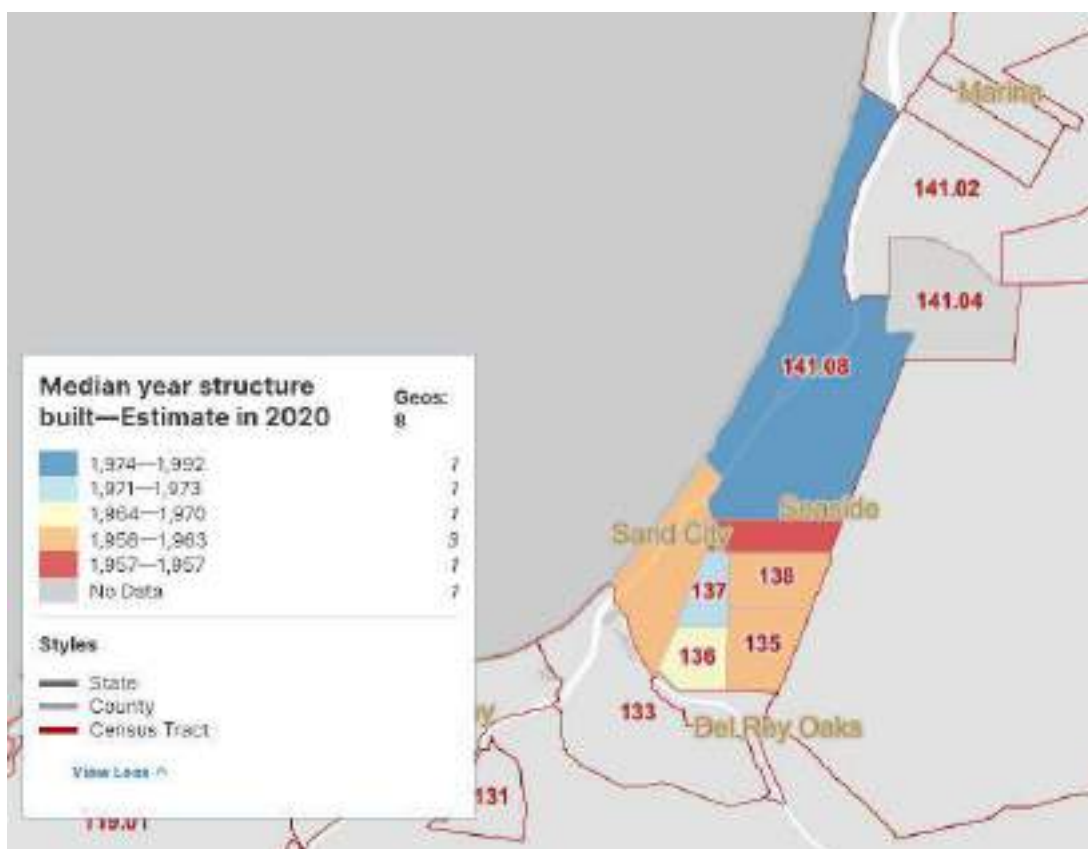
Local Trends

Seaside’s housing stock is slightly older than the County’s; 80% of Seaside’s housing stock is more than 30 years old, compared to 76% Countywide (Table App-11 in Needs Assessment). Based on the observations of City staff, a substantial percentage of the City’s housing stock is in need of substantial rehabilitation or replacement, including approximately half of the properties in the Terrace neighborhood and a quarter (25%) of the properties in the Carbrillo and Noche Buena neighborhoods needing some type of property

maintenance. This estimate is based Code Enforcement observations of typical enforcement activities and age of the City’s housing stock

Approximately 88% of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). As shown in Figure App-66 , the median year built for housing by census tract is between 1957 and 1992. Most newer housing is found in census tracts 141.08 and 137. The oldest housing is located in tract 139, which encompasses the Ord Grove and Ord Terrace neighborhoods.

Figure App-66: Median Year Units Built



Source: American Community Survey, 2016-2020.

d. Displacement Risk

UCLA’s displacement project defines residential displacement as “the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.” As part of this project, the UCLA team has identified populations vulnerable to displacement (named “sensitive communities” in the event of increased redevelopment and drastic shifts in housing cost). They defined vulnerability based on the share of low income residents per tract and other criteria including: share of renters is above 40%, share of people of color is more than 50%, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps.

Regional Trends

Using the methodology described above, sensitive communities were identified in the census tracts that encompass the Valley cities (Salinas, Gonzales, Soledad, Greenfield and King City) (Figure App-67:). In the Peninsula, sensitive communities were identified in Marina, Seaside, Monterey and Pacific Grove. The community of Castroville was also identified as a sensitive community.

Figure App-67: Sensitive Communities - Region



Local Trends

Within Seaside, sensitive communities were identified in the census tracts located south of Military Avenue with the exception of the Hannon and Del Monte Heights neighborhoods (Figure App-68). As explained earlier, sensitive communities are populations vulnerable to displacement (named “sensitive communities” in the event of increased redevelopment and drastic shifts in housing cost). Given that sites are mostly concentrated in Cabrillo, Terrace, Rousch, and Kimball neighborhoods, these areas are at higher risk due to the expected development activity. In addition, the West Broadway Urban Village Specific Plan was adopted in 2010 to revitalize the City of Seaside’s West Broadway Avenue within the Cabrillo neighborhood. 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. Again, this places residents in Cabrillo at higher risk of displacement.

Figure App-68: Sensitive Communities - Seaside



e. Homelessness

Regional Trends

The member agencies of the Monterey County Coalition of Homeless Service Providers (CHSP) have worked together to conduct the 2022 Monterey County Point-in-Time Homeless Census and Survey. The 2022 Monterey County Point-in-Time Homeless Census represents a complete enumeration of all sheltered and unsheltered persons experiencing homelessness at a specified date and time. It consisted of two primary components:

- **General Street Count:** An early morning count of unsheltered homeless individuals and families on January 27th and 28th, 2022. Two days were needed due to the utilization of program-based outreach staff who were the primary enumerators used in lieu of lived experience guides who served as outreach experts in previous efforts. These outreach teams focused on 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 27, 2022. This included those who occupied emergency shelters, transitional housing, and safe havens.

The 2022 Monterey County Homeless Census and Survey resulted in a total count of 2,047 persons: 1,357 unsheltered homeless people on streets countywide (66%) and 690 sheltered homeless people in emergency shelters, transitional housing and domestic violence shelters (34%).

The data results also included a demographic survey of 287 individuals:

- **Age:** Three percent of survey respondents were under the age of 25 at the time of the 2022 survey, 36% were between the ages of 25 and 40, and 61% were 41 years or older. This data indicates an aging trend since 2015.
- **Race/Ethnicity:** In 2022, 50% of homeless survey respondents indicated they identified as Hispanic or Latinx, a smaller percentage compared to the general population of Monterey County (59%) but an increase from 39% of 2019 survey respondents.

In regard to race, 59% identified as White, 13% Black or African-American, 7% American Indian or Alaska Native, 4% Hawaiian or Pacific Islander, and 3% Asian.

- **Gender:** The majority of survey respondents (55%) identified as male, 43% female, and 2% as gender non-conforming, questioning, or a gender not singularly female or male.

Of those surveyed in 2022, over one-third (38%) reported that the current episode of homelessness was their first-time experiencing homelessness, representing a decrease from 2019 but similar to 2015 and 2017. When asked about the duration of their current episode of homelessness, the vast majority (85%) of survey respondents reported they had been homeless for a year or longer, representing a substantial increase from 63% in 2019.

Jurisdiction	Unsheltered*		Sheltered		Total		% of Total		% Change 2019-2020
	2019	2022	2019	2022	2019	2022	2019	2022	
Carmel	6	1	0	0	6	1	0.2%	0.0%	-83.3%
Del Rey Oaks	0	2	0	0	-	2	0.0%	0.1%	--
Greenfield	14	2	0	0	14	2	0.6%	0.1%	-85.7%
King City	27	18	0	0	27	18	1.1%	0.9%	-33.3%
Marina	98	81	261	275	359	356	14.8%	17.4%	-0.8%
Monterey	167	74	37	27	204	101	8.4%	4.9%	-50.5%
Pacific Grove	14	29	0	0	14	29	0.6%	1.4%	107.1%
Salinas	876	777	206	288	1,082	1,065	44.7%	52.0%	-1.6%
Sand City	8	3	0	0	8	3	0.3%	0.1%	-62.5%
Seaside	126	90	56	62	182	152	7.5%	7.4%	-16.5%
Soledad	35	12	0	0	35	12	1.4%	0.6%	-65.7%
Unincorporated	338	268	32	38	370	306	15.3%	14.9%	-17.3%
Monterey County	1,830	1,357	592	690	2,422	2,047	100.0%	100.0%	-15.5%

Source: 2022 Monterey County Point-In-Time Homeless Census and Survey.

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

Local Trends

About 7% (or 152 persons) of the homeless persons in the County's Homeless Census and Survey were found in the City of Seaside — a 16% decrease from the survey conducted in 2019. Approximately 41% of Seaside's homeless population (62 persons) was unsheltered.

E. Local Knowledge

1. History of Seaside Development

The City of Seaside was developed as an unincorporated community between the years of 1920 and 1954. The connection between Seaside and Monterey was initially Del Monte Boulevard, followed by Highway 1 in the late 1960s. A historical fact that is overlooked in terms of land use development is that Fremont Boulevard served as part of Highway 1 until a bypass for Highway 1 was established around the community from the Fremont Boulevard exit to the north and Highway 218 exit to the south. Having Highway 1 cut through the City established an automotive dominant strip commercial environment with four lanes.

Figure App-69 shows 13 areas of the City on a base map that have some specific building characteristics and time line perspectives in the City's buildout:

1. Lower Harcourt Avenue: This area is one of the older areas and is developed with mostly single family dwellings with medium to lower density multi-family housing interspersed throughout. The City Hall complex and Police department are located in this area.
2. Lower Sonoma Avenue: Similar to the Lower Harcourt, it is also an older area that is developed with mostly single family dwellings with medium to lower density multi-family housing interspersed throughout.
3. Lower Broadway Avenue: This area has been developed with a downtown character. Initially it had four lanes of traffic, probably to facilitate access to the Fort Ord gate that was at the top of the City. Lots are small and shallow. Its development was one-story without any higher density multi-family residential.
4. Area #4: This area was developed between the 1930s and 1940s with single family and some multi-family residential. Some areas still remain without any curb, gutter and sidewalk.
5. Fremont Boulevard: This area consists mostly of strip commercial centers along a wide four lane roadway which was once a part of Highway 1. The wide roadway has served to bisect the city and inhibited a pedestrian environment.
6. Ord Grove/Military Avenue: This area of the City developed between the 1950s and 1960s as the Fort Ord Military base grew. This area of the City has benefitted from larger sizes and grid roadway. Primarily single family with some multi-family spread in different blocks.
7. Kimball Avenue: This is also an older area of the community that was subdivided into larger lots sizes. This area of the City has mixture of modern single family homes with cul-de sac street patterns.
8. Noche Buena Redevelopment Area: This area is comprised mostly of single family dwellings. It was assigned a redevelopment area primarily for urban renewal financing as most dwellings

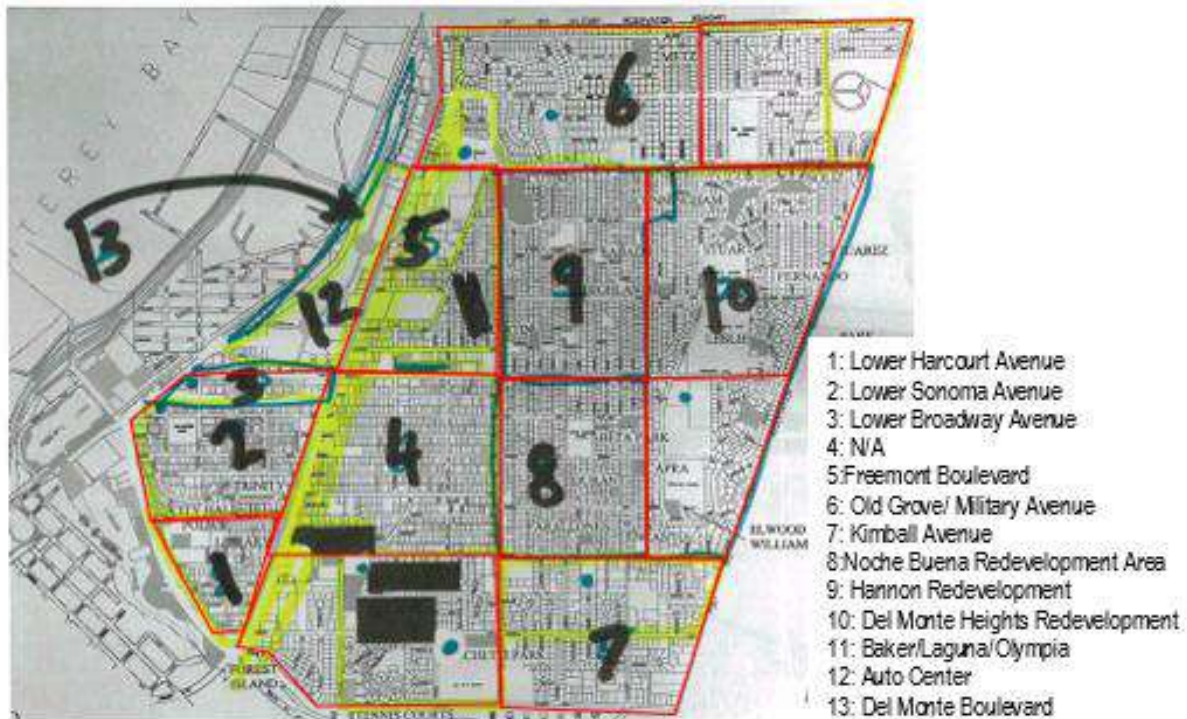
existed when the redevelopment area was established. There are some multi-family residential structures spread throughout.

9. Hannon Redevelopment: This area was formed and developed by the City's Redevelopment Agency in the 1960s. There are groupings of five multi-family apartments (20+ units) which were called the Hannon Assembled Apartments. With the expiration of the redevelopment area, the apartments have been acquired and maintained as affordable housing with HUD financing.
10. Del Monte Heights Redevelopment: This area consists of larger, modern single family homes developed in partnership with the Redevelopment Agency in the 1960s-1970s.
11. Baker/Laguna/Olympia: This area has a mix of older single family and multi-family structures built from the 1950s to 1970s. Many of the multi-family structures are dated, poor quality.
12. Auto Center: The Auto Center was built as a redevelopment project. The area was developed previously with older, single-family dwellings which were moved or demolished for the development.
13. Del Monte Boulevard: This area contains heavy commercial and auto repair facilities.

The previous General Plans and Zoning Codes did not provide for a specific direction. The way the City parcels and street patterns were established created a lower density housing stock with a commercial strip on Fremont Boulevard. The Auto Center served to strengthen the vehicle dominance streetscape on Fremont Boulevard and Del Monte Boulevard. A Safeway Grocery store served the community in the 1960s and 1970s but was closed. The local grocery stores have consisted of ethnic independent grocers.

In 1980, five areas of the community which had a mix of residential housing types and commercial uses were identified as Special Treatment Areas (STAs). The Zoning Code included a combination of allowed residential and commercial uses for each STA and required a PUD for new construction to ensure compatibility with the existing uses. In 2004, a new General Plan was adopted which removed the STA Zones and established a single zone for each area. In 2010, a Specific Plan was adopted for West Broadway Avenue to establish an urban core and provide broader standards to allow for a mix of residential and commercial uses. The City is currently working with a developer to construct a 30-unit mixed project in lower Broadway and a 105-unit multi-family residential structure on upper Broadway near Baker/Laguna/Olympia area.

Figure App-69: Seaside Historical Build-Out Areas



2. Broadway Avenue Complete Streets Corridor Project

The Broadway Ave Complete Streets Corridor project will create the only continuous citywide east-west bicycle facility in Seaside which will serve as a strong backbone for future safe bicycling and walking infrastructure projects throughout the city. Broadway Ave connects low income neighborhoods and senior living facilities to schools, jobs, shopping, churches, health services, and high quality transit. The project includes the design and construction of a 1.3-mile road diet on Broadway Avenue from Fremont Boulevard to General Jim Moore Boulevard to a 2-lane roadway with curb extensions, buffered and protected bike facilities, roundabouts, and Safe Routes to School improvements including offset crosswalk, rectangular rapid flashing beacons, and accessible design. Improvements on Yosemite Ave will include bicycle pavement markings, signage, curb extensions, and high visibility crosswalks. The redesign of Broadway Avenue will address the serious safety concerns of speeding, sideswipes and broadside collisions that plague the corridor frequently used by children and seniors. The project will include non-infrastructure programming designed to increase the shift to active transportation modes and long-term behavior change through a suite of programming for elementary school children, low-income families, seniors, and businesses along the corridor. Programming will include community engagement, civic education with an active transportation focus, and encouragement programming, and an open street event geared toward youth, low-income families and seniors to increase safe bicycling and walking for people of all ages and abilities in the city.

3. 2019 Monterey County's Analysis of Impediments to Fair Housing Choice 2019

The City of Seaside participated in the preparation of the 2019 Monterey County Analysis of Impediments to Fair Housing Choice (2019 AI). The 2019 AI concluded that the following were impediments to Fair Housing Choice in 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.

In addition, the City of Seaside also reviewed its compliance with recent changes to Sections 65580-65589.8 that require local jurisdictions to address the provision of housing options for special needs groups, including transitional and supportive housing, residential care facilities, and employee housing, among others as part of the 2019 AI. According to the 2019 AI, there are potential zoning issues in Seaside related to (Table App-76):

- Accessory Dwelling Units: The existing second unit ordinances became null and void in 2017. Seaside needs to either adopt their own ordinance in compliance with new State law, or State law preempts local ordinances.
- Transitional Housing and Supportive Housing: Pursuant to SB 2, transitional and 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 of 2019, Seaside was yet to amend the Zoning Codes to address the provision of transitional and supportive housing.
- Residential Care Facilities: No local agency can impose stricter zoning or building and safety standards on these Residential Care Facilities (commonly referred to as “group” homes) of six or fewer persons with disabilities than are required of the other permitted residential uses in the zone. Seaside’s Fifth Cycle housing element indicated that zoning amendments would be required to make provisions for residential care facilities.
- Single-Room Occupancy: SRO units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors and persons with disabilities. These protected classes are required to have suitable housing options and SROs provide these options. Seaside was yet to amend the Zoning Codes to address the provision of SRO housing. The General Plan Update and Comprehensive Zoning Ordinance update including the SRO provision is underway. The General Plan is expected to be adopted on July 2023.
- Employee housing: The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The City of Seaside Zoning Ordinance does not include any provisions for employee housing.

- Reasonable Accommodation: Although most local governments are aware of State and Federal requirements to allow reasonable accommodations, if specific policies or procedures are not adopted by a jurisdiction or a jurisdiction requires a public hearing or discretionary decision, residents with disabilities may be unintentionally displaced or discriminated against. Seaside was yet to establish specific policies for reasonable accommodation.

The City has included a program (Program 19) to amend zoning regulations in conformance with state law.

F. Summary of Fair Housing Issues

1. Fair Housing Enforcement and Outreach

The 2019 County AI noted that many housing professionals, housing providers, and home seekers alike, are unaware of their rights and responsibilities, and the resources available. ECHO has provided fair housing services and tenant-landlord mediation for Seaside residents since 2017. ECHO found success in reaching the community by offering webinars through the COVID-19 pandemic. They will continue these efforts in addition to resuming in-person events and activities in FY 2022 to increase visibility among the City's residents. Prior to the pandemic, staff had strategized ways to increase visibility within the City by identifying low-income neighborhoods and providing direct in-person outreach services to impacted apartment complexes.

ECHO also provides fair housing law enforcement services by investigating fair housing complaints and through annual fair housing audits. Between 2019 and 2021, 42 fair housing discrimination cases were opened by ECHO. Most of these cases were in the basis of disability (38%) and race (31%). Cases were resolved most commonly with tenant education (33%) and testing (29%). ECHO performed 14 audits in the City of Seaside between 2019 and 2021. ECHO only found differential treatment in two cases, both testing for discrimination based on sexual orientation. There was no differential treatment in the cases for discrimination based on national origin (linguistic profiling) or based on source of income (Section 8).

Seaside is lacking compliance with fair housing laws to provide housing opportunities for special needs populations. The City has included a Program to address these discrepancies and will review them periodically to ensure compliance with state law.

2. Segregation and Integration

From 1990 to 2020, racial/ethnic groups in Seaside have become increasingly segregated. White and Hispanic and White and Black residents have the highest degree of segregation compared to other groups, both considered moderately segregated. Olympia and the northern parts of the Terrace neighborhood (Census Tract 137) have the highest concentrations of minority population, with Census Tract 137 a having the highest concentration of Hispanic population in the City (74%). Further analysis also found that Olympia has the highest concentration of poverty. Overall, Olympia and Terrace have a concentration of minority population and lower income population. Housing in both of these neighborhoods is over 50 years old. Olympia's mix of older single family and multi-family structures were built from the 1950s to 1970s and many of the multi-family structures are dated and in poor condition. In addition, most of west Olympia along Freemont is strip commercial centers along a wide four lane roadway which was once a part of Highway 1. The highway has bisected the city and inhibited a pedestrian environment. The Terrace neighborhood was built around the 1930s and 1940s with single

family and some multi-family residential. Some areas still remain without any curb, gutter and sidewalk. These neighborhoods could benefit from place-based improvements.

The tract that encompasses Noche Buena, Highland, and Kimball neighborhoods (Tract 135) has the highest concentration of HCV use, about 5% of renters in this tract are HCV users. This may be due to the high concentration of multi-family housing in the area. HCV use should be integrated throughout the City, especially nearer areas with better access to transportation given the limited transit access and low percentage of automobile access in Census Tract 135.

3. Racially Concentrated Areas of Poverty and Affluence

There are no concentrated areas of poverty or affluence in the City. While no tract in the City meets the definition of RECAPs or RCAAs, there is an evident concentration of poverty and minority population in Olympia/northern Terrace and Highland. By contrast, higher income and white population are concentrated in Kimball.

4. Access to Opportunities

Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. This encompasses education, employment, economic development, transportation, and other opportunities, including a healthy environment and recreation. TCAC opportunity maps identify resource levels across the state to inform policies which aim to increase access to opportunity-rich areas for low-income families with children, as well as provide a more balanced set of locational choices for all. In Seaside, TCAC composite scores rated all tracts in the City as Moderate Resources. However, analysis by TCAC indicator showed different access to education, economic development, transportation, and environmental conditions. Specifically, Census Tract 137 (which covers Olympia and northern Terrace) and Census Tract 140 (which covers Cabrillo and Laguna Grande) and Census Tract 135 (Kimball, Noche Buena, Highland) appear to have disproportionate access to opportunities.

- Education: Despite similar TCAC education scores throughout the City, Census Tract 135/ Olympia had the lowest bachelor's education attainment, with only 11% of persons over 25 having a bachelor's degree or higher, compared to 23% throughout the City.
- Transportation: Olympia and Highland/Noche Buena/and Kimball (Census Tract 137) had the highest rates of active commuting, while also having the lowest automobile access rates. Census Tract 137 is unique in that it has the highest concentration of HCV users but it also has the highest median incomes and White population. While improving transit options in this area is necessary, there is a higher need to improve the mobility of HCV users closer to transit. The City will have to balance improving mobility closer to transit with improvements in areas near transit since these areas have a concentration of minorities, LMI population, and persons living in poverty.
- Economic: Jobs proximity scores were low throughout the City and higher to the south of the City in Del Rey Oaks and Monterey, indicating job centers outside of the City. TCAC economic scores were particularly low in Laguna Grande and Cabrillo (Census Tract 140), despite being closest to jobs. This indicates a need for a range of policies designed to build the economy and ensure that workers can get to jobs.
- Environment: While TCAC environmental scores were similar throughout central neighborhoods they were the lowest in Laguna Grande and Cabrillo, possibly due to their proximity to Highway 1.

In addition, Olympia (CT 137) has a disproportionately lower access to parks than all other communities in the City.

5. Disproportionate Housing Needs

About 57% of the City's households experience housing problems. Renter cost burden rates are double those of owners (63% and 28%, respectively). Elderly renter households are disproportionately affected by cost burdens. Cost burdened households are not concentrated in any particular area of the City. By contrast, overcrowded households are concentrated in tracts west of Noche Buena Boulevard (Census Tract 137 and 140), where there is also a concentration of lower income households and minorities. These areas also have the highest concentration of renter households. This implies that renter households may be doubling up or be living in units that do not meet their family size needs. These areas with overcrowding also have older housing. Olympia (Census Tract 137) has a mix of single-family and multifamily housing built around the 1950s to 1970s and some of its multi-family is considered dated. Terrace was built around the 1930s and 1940s and some areas have no gutter, sidewalk, or curbs. Cabrillo and Laguna Grande are some of the oldest areas of the City though close to the downtown and close to community centers and City Hall. Most of the City's neighborhoods, except Hannon and Del Monte Heights are considered to be vulnerable to displacement.

G. Summary of Fair housing Issues and Identification and Prioritization of Contributing Factors

Table App-94: Summary of Issues and Identification and Prioritization of Contributing Factors		
Finding	Contributing Factors	Priority/Rationale
Limited fair housing outreach activities due to COVID and lack of fair housing law compliance		
ECHO assisted residents primarily in resolving tenant/landlord disputes and to investigate fair housing complaints. ECHO also provided tenant and landlord education services, de-escalating potential fair housing disputes. Echo also conducted audits whenever organization staff receive a fair housing complaint. ECHO has conducted most outreach online due to COVID in the past three years. Persons without internet access or limited computer skills (lower income, elderly, persons with disabilities) may be unaware of the available resources and fair housing rights.	Lack of tenant/landlord education Lack of accessible forums due to COVID 19 Prohibitive cost of legal fees. Language barriers for non-English speaking community members	High Resources to educate, investigate, and enforce fair housing complaints are key to ensuring fair housing protections are accessible and effective for protected classes. In addition, proactive interventions to fair housing issues prevent displacement.
Seaside is lacking compliance with fair housing laws to provide housing opportunities for special needs populations.	Lack of compliance with state housing element law	High Compliance is necessary to ensure the City can provide housing opportunities for special needs residents. The City will eliminate constraints to housing as its responsibility to affirmatively further fair housing
Concentration of lower income residents, HCV use, and minorities in areas with limited access to opportunities and displacement risk.		
Seaside's white and non/white populations have become increasingly segregated. Census Tract 137 (Olympia/Terrace) have the highest concentration of minorities (especially Hispanic residents) and the highest concentration of poverty in the City. Census Tract 137 is also identified to be vulnerable to displacement and has the most limited access to parks.	Lack of private investments in specific neighborhoods Lack of public investments in specific neighborhoods	High Reinvestment in communities helps spark recovery and provide opportunities for existing residents.
HCV use is concentrated in Census Tract 135 (Noche Buena/Kimball/Highland neighborhoods). Residents in this tract also have the lowest rates of automobile access and highest rates of active commuting- while having the lowest access to transit.	Lack of landlord education Location and type of affordable housing Land use and zoning laws	High HCV use should be integrated throughout the City, especially nearer areas with better access to transportation and /or access needs to be expanded into Census Tract 135 and/or the City needs to support walking and biking or other modes or active transportation.

Table App-94: Summary of Issues and Identification and Prioritization of Contributing Factors

Finding	Contributing Factors	Priority/Rationale
Census Tract 137 has the lowest rates of bachelor's degree attainment. This tract also has the highest concentration of poverty and minority in the City and is predominantly Hispanic.	Lack of school retainment Lack of afterschool activities Lack of resources	Moderate A college education is essential for many higher-paying careers, improving quality of life and housing choices. The City will engage in activities that that encourage student success during college, as well as in the years leading up to college.
TCAC economic scores were particularly low in Laguna Grande and Cabrillo (CT 140), despite being closest to jobs to the south.	Lack of jobs Lack of private and public investment Lack of for-rent and for-sale affordable housing	High Improving economic opportunities requires a range of policies designed to create jobs, develop the workforce, create housing closer to jobs and ensure that workers can get to jobs. More jobs and more affordable housing gives residents more housing choices (type of housing and mobility).
Substandard conditions and housing problems concentrated in tracts with a concentration of lower income and minority populations		
About 63% of renter households are cost-burdened. Overcrowded households are concentrated in tracts west of Noche Buena Boulevard (Census Tract 137 and 140), where there is also a concentration of lower income households and minorities. These areas also have the highest concentration of renter households. This implies that renter households may be doubling up or be living in units that do not meet their family size needs. Existing structures in these neighborhoods are also over 50 years old and may need rehabilitation.	Lack of affordable housing The availability of affordable units in a range of sizes Age of housing stock Lack of public investment (sidewalks, curbs) Barriers to new development (water credits, high interest rates, cost of materials).	High Overcrowding and poor housing quality has been linked physical, emotional, and behavioral problems and educational delays. Residents may lack the funds to rehabilitate or improve their own housing or do not have enough housing choices.

H. Sites Inventory Strategy

AB 686 requires a jurisdiction's site inventory "...shall be used to identify sites throughout the community, consistent with..." its duty to affirmatively further fair housing. In finding the sites suitable for the inventory, the City the findings of its assessment of fair housing (patterns of segregation, racially and ethnically concentrated areas of poverty and affluence, access to opportunity (access to transit and services) as well as the major strategies for growth and investment envisioned in the 2040 General Plan.

As explained in the Summary of Fair Housing Issues section, fair housing issues are concentrated in communities west of N Noche Buena Street and south of La Salle Avenue, encompassing the neighborhoods of Laguna Grande and Cabrillo (Census Tract 140) and Olympia and northern Terrace (Census Tract 137). These areas have a concentration of minorities, low and moderate income households, and overcrowding and have seen an increase in the concentration of cost-burdened renters. These areas also have the highest concentration of renters in the City. However, despite this concentration of persons with socio-economic conditions that make them vulnerable to fair housing issues, these tracts also have the best access to transit and services in the City. By contrast, areas east of N Noche Buena Street, especially the neighborhoods of Noche Buena, Kimball, and Highland have a higher concentration on White residents and higher incomes but have limited transit access and tend to rely on automobile to reach services in the City's Downtown and commercial areas in the western parts of the City. These low-density neighborhoods contain the majority of Seaside's families and long-term residents. However, HCV use is concentrated in Census Tract 135 in this area, suggesting a need for transit and other services nearby, increased mobility, and/or increase transit access.

Figure App-70 shows that the areas identified with major strategies for growth an investment in the General Plan overlap with those where a concentration of issues were found in the fair housing assessment (Census Tracts 140 and 137, in red outline). The major strategies within Census Tract 140 and 137 include: ³⁸

1. **Create a vibrant Downtown Seaside (West Broadway Specific Plan Area)** - General Plan and West Broadway Urban Village Specific Plan envision a walkable, pedestrian-oriented streetscape with buildings placed close to the sidewalk, ground floor retail, and new residential units along West Broadway Avenue. Active ground-floor retail will be focused in the centers to create a lively shopping experience. Similarly, East Broadway Avenue will be transformed into a mixed-use corridor with higher-intensity mixed-use centers at Fremont Boulevard and San Lucas Street. Residential uses will provide for an appropriate transition between East Broadway and the neighborhood to the north.
2. **Transform Fremont Boulevard into a mixed-use corridor** - Fremont Boulevard will be transformed from an auto- oriented corridor characterized by low density uses into a beautiful mixed-use corridor with higher-intensity mixed-use centers at Hilby Avenue, Broadway Avenue, and Echo Avenue. Active ground-floor retail will be focused in these centers, supported by improvements to streetscapes and sidewalks. A lower-intensity mix of uses will be encouraged between the centers. On key stretches, Fremont Boulevard will be narrowed to create a more walkable, pedestrian-oriented street.

³⁸ Numbered items below match the numbers of labels in map.

3. **Enhance the Auto Center for diverse employment** - The Seaside Auto Center and auto-related businesses will continue to be a major contributor to Seaside's fiscal health. However, emerging trends in the transportation sector, such as autonomous vehicles, electrification, and shared mobility, may disrupt the automotive industry and affect how auto-related businesses use land in Seaside. If these transformations occur, the City will maintain this area as a vibrant center for employment, supporting a diverse mix of companies, jobs, and makerspaces, while creating more walkable blocks.
4. **Renovate multifamily areas with a greater diversity of housing** - While Seaside has more affordable housing inventory compared to other communities in the Monterey Peninsula, rising costs have compelled many, especially those with lower incomes, to live in inadequate and overcrowded housing. The city's mixed density neighborhoods adjacent to Fremont Boulevard present an ideal opportunity to expand affordable housing choices, which will benefit many, including young professionals looking to remain or relocate to Seaside, first-time buyers, or seniors looking to downsize, among others. The General Plan promotes a diverse mix of building types and unit sizes, encourages new deed-restricted affordable housing, and incentivizes the renovation or redevelopment of older multifamily buildings

With this vision in mind, the City selected sites mostly in Census Tracts 140 and 137 (Figure App-71). The City expects these areas will have the most improvements in terms of access to services, transit/walkability, and jobs as well as infrastructure improvements and parks/open space (see Figure App-70 legend and map). Sites were not distributed in much of the "residential area" (labeled 4 in Figure App-70) since the General Plan's major strategy for this area is to "maintain the overall scale and character, while improving current issues, such as lack of parking access to recreational parks and open spaces and improving the bicycle network." However, while the sites inventory analysis below may not appear to show any sites in the residential areas east of N Noche Buena Street, this is only because the analysis reflects only sites in the sites inventory. Figure App-72 shows that the credit projects are located outside of Census Tract 137 and 140 in northern parts of the City (former Fort Ord and Campus Town). In addition, the City does expect that housing opportunities will increase in these the residential areas each of N Noche Buena Street primarily through ADUs. The City's Housing Plan includes strategies to incentivize ADU construction and increase access to these ADUs to lower income residents.

While placing low and moderate income units in these areas appear to exacerbate current fair housing conditions, the City's General Plan vision and implementation strategies and Housing Element's Housing Plan commit to actions to improve the conditions in these areas. The City has also has a comprehensive AFFH Action Plan that includes mobility strategies, increased housing opportunities, place-based strategies to encourage community revitalization, protecting existing residents and businesses from displacement, and increased proactive outreach efforts to address disparities in housing needs and in access to opportunity, transform concentrated areas of minorities and low and moderate income and ultimately affirmatively further fair housing (Program 21).

The sections below show the distribution of low and moderate income sites needed to meet the City's remaining RHNA in relation to selected fair housing characteristics.

Figure App-70: Major Strategies in General Plan 2040

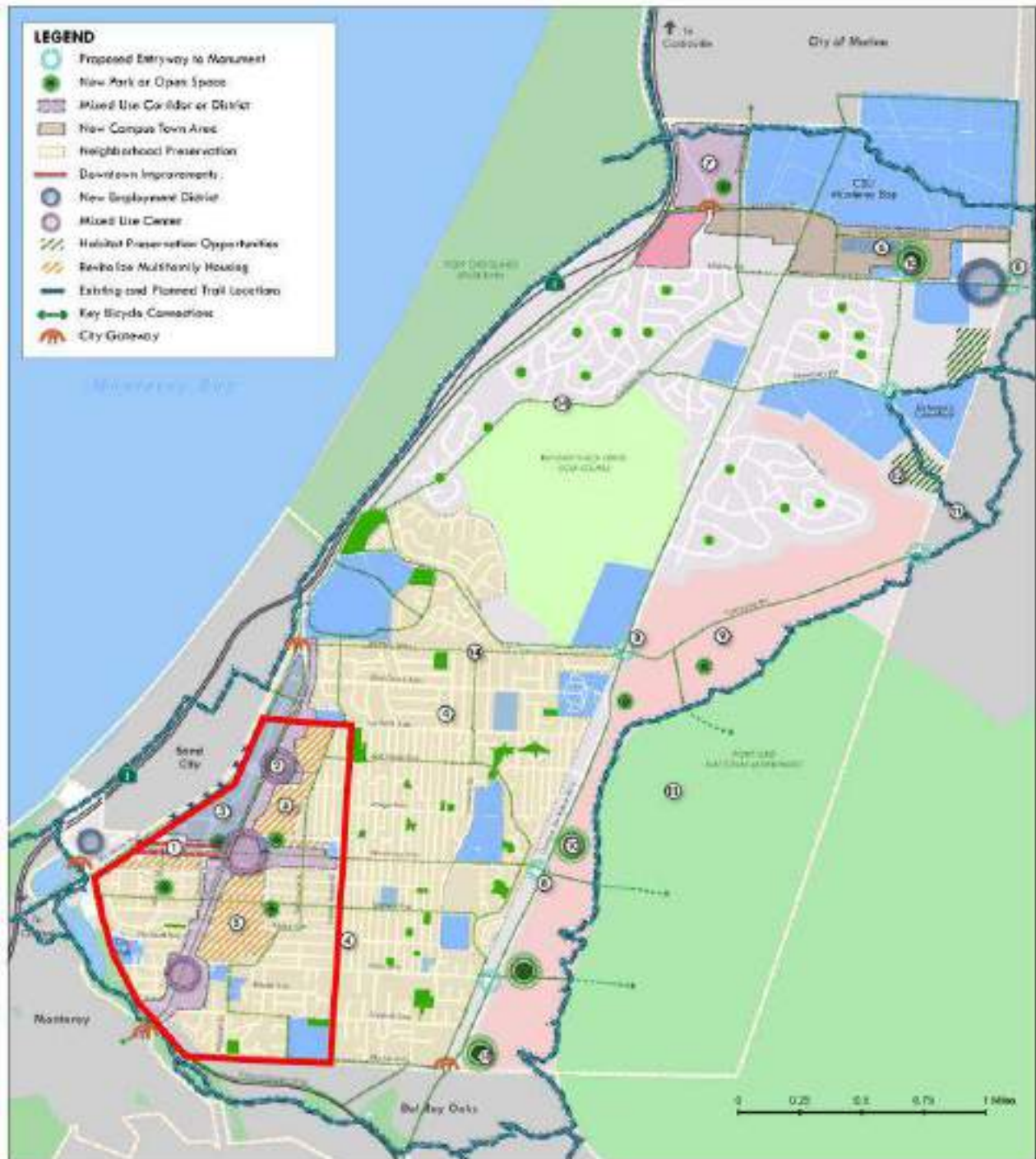
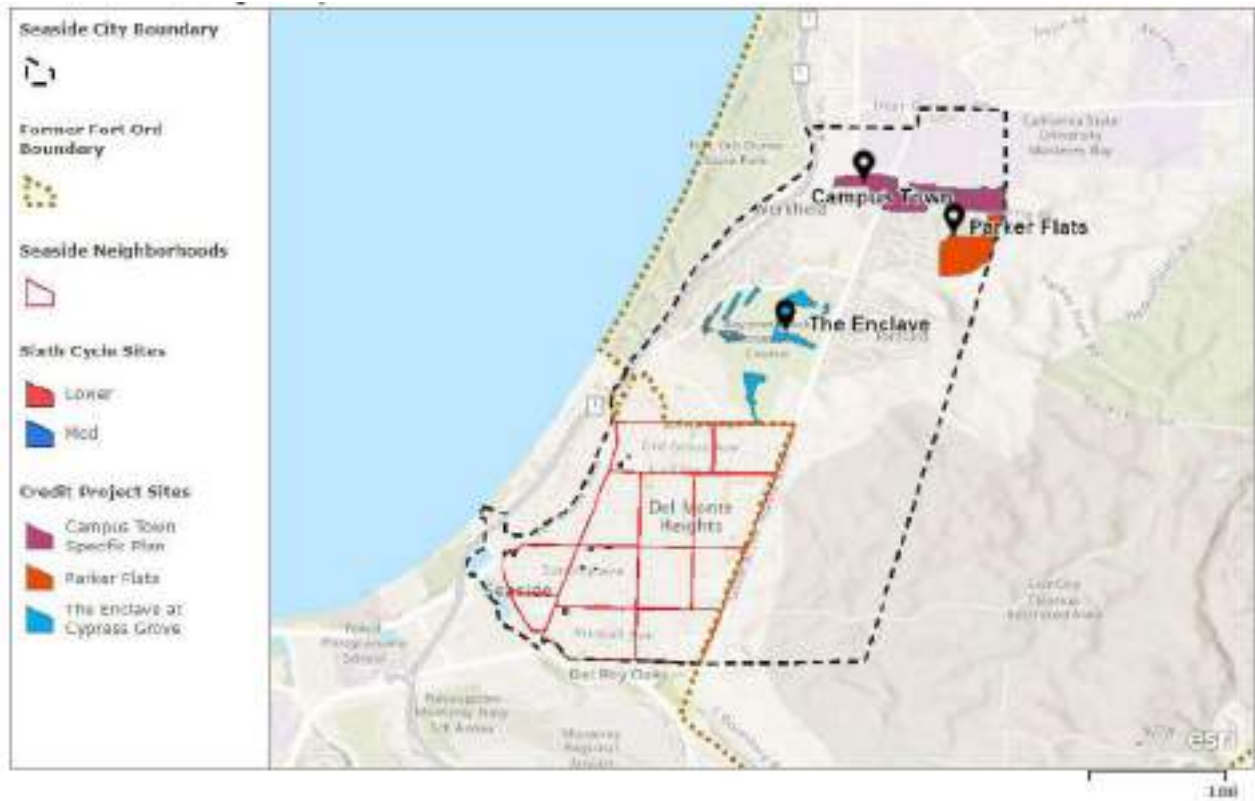


Figure App-71: Seaside Site Inventory



Figure App-72: Seaside Site Inventory and Credit Project Sites



1. Distribution of RHNA Units

a. Distribution by Neighborhoods

As explained earlier, a significant portion of the City's RHNA units are located in the Terrace (28%) and Cabrillo (31%) neighborhoods (Census Tracts 137 and 140, respectively, Table App-95). Terrace contains about 23% of the City's lower income units and 33% of the City's moderate income units. Similarly, Cabrillo has about 21% of the City's lower income RHNA units and a slightly higher share of the City's moderate income units (45%). Another third of the City's RHNA is located in Census Tract 136 (Rousch). All units in Rousch are lower income units and make up 56% of the City's lower income RHNA. The City specifically identified the sites in Rousch as suitable for lower income units as they do not have the concentration of minorities, persons with disabilities, and LMI population that the adjacent Terrace and Cabrillo neighborhoods have while still being close to the "major strategy" areas identified in the General Plan Update. Units in Terrace, Cabrillo and Rousch are located within areas that have been identified by the City for improvements such as open space/parks, downtown improvements, bicycle connections as well as redevelopment with mixed-use centers and new employment districts (Figure App-70).

The City also identified sites in Old Grove (Census Tract 139) with a capacity for 14 moderate income units (9% of all RHNA). Old Grove is located north of Census Tracts 137 and 140 and does not have the concentration of minorities, low and moderate income population, and overcrowding that is present in Census Tract 137 and 140. While parts of Old Grove are part of the mixed-use corridor envisioned by the General Plan Update and are close to transit and new expected amenities, they were only deemed adequate for moderate income units due to size constraints (smaller than 0.5 acres). Still, these sites provide moderate income housing opportunities in areas without a concentration of issues but close to planned areas of development.

Table App-95: RHNA Distribution by Tract Characteristics

Nbrhood	Tract	Tract Total HH	Total RHNA	Lower	Mod	% Change¹	% of RHNA	% of Lower RHNA	% of Mod RHNA	TCAC Score	% Non-White	% Pop with a Disab.	% LMI Pop	% Ovcrd HH	% CB Renter	% CB Owner
Rousch	136	1,448	49	49	0	3.4	32.2	56.3	0.0	Moderate	63.7	8.5	58.3	22.7	72.0	42.5
Terrace	137	1,400	42	20	22	3.0	27.6	23.0	33.8	Moderate	91.3	7.9	64.4	28.5	70.4	39.8
Old Grove	139	930	14	0	14	1.5	9.2	0.0	21.5	Moderate	76.2	16.7	42.0	13.3	73.6	44.8
Cabrillo/ East of Cabrillo²	140	833	47	18	29	5.6	30.9	20.7	44.6	Moderate	72.9	12.5	58.1	24.0	62.0	43.7
Total Units			152	87	65											

1. Represents the % increase in total households in the tract should the RHNA units anticipated be built.

2. 20 moderate income units are located in Census Tract 140 but outside the designated boundary of Cabrillo. These units are located west of Del Monte Boulevard. The area east of Del Monte Boulevard is within the Cabrillo neighborhood boundary.

b. Distribution by AFFH Characteristic

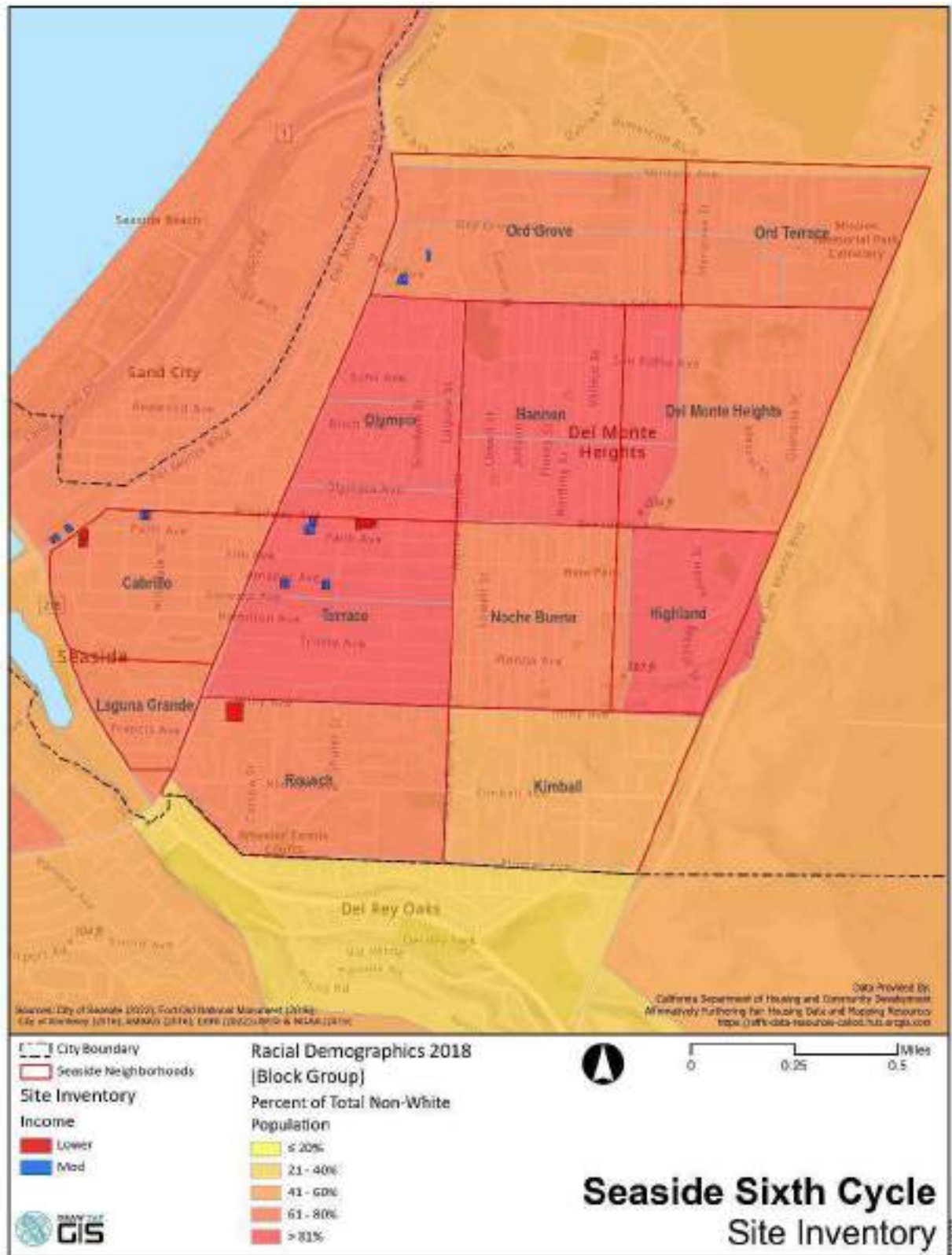
Segregation and Integration

Minority Population

As shown in Figure App-73, minority populations are concentrated in census block groups within Olympia and Terrace as well as some block groups on Hannon and Highland. Over 81% of residents in these neighborhoods identify as minorities. About one third of all RHNA units are located in block groups with the highest concentration of minority population. Only 23% of the City's lower income units are located in areas with the highest concentration of minorities. However, the City also identified sites for 34% of moderate income units in these areas as the City expects that Fremont Boulevard will be transformed from an auto-oriented corridor characterized by low density uses into a beautiful mixed-use corridor with higher-intensity mixed-use centers at Hilby Avenue, Broadway Avenue, and Echo Avenue. This provides the opportunity to create mixed-income communities near areas targeted for investment and improvements. For example, key stretches of Fremont Boulevard will be narrowed to create a more walkable, pedestrian-oriented street.

Table App-96: RHNA Unit Distribution by % Minority Concentration			
	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
≤ 20%	0.0%	0.0%	0.0%
21 - 40%	0.0%	0.0%	0.0%
41 - 60%	0.0%	0.0%	0.0%
61 - 80%	77.0%	66.2%	72.4%
> 81%	23.0%	33.8%	27.6%
Total	87	65	152

Figure App-73: RHNA Distribution by Minority Concentration

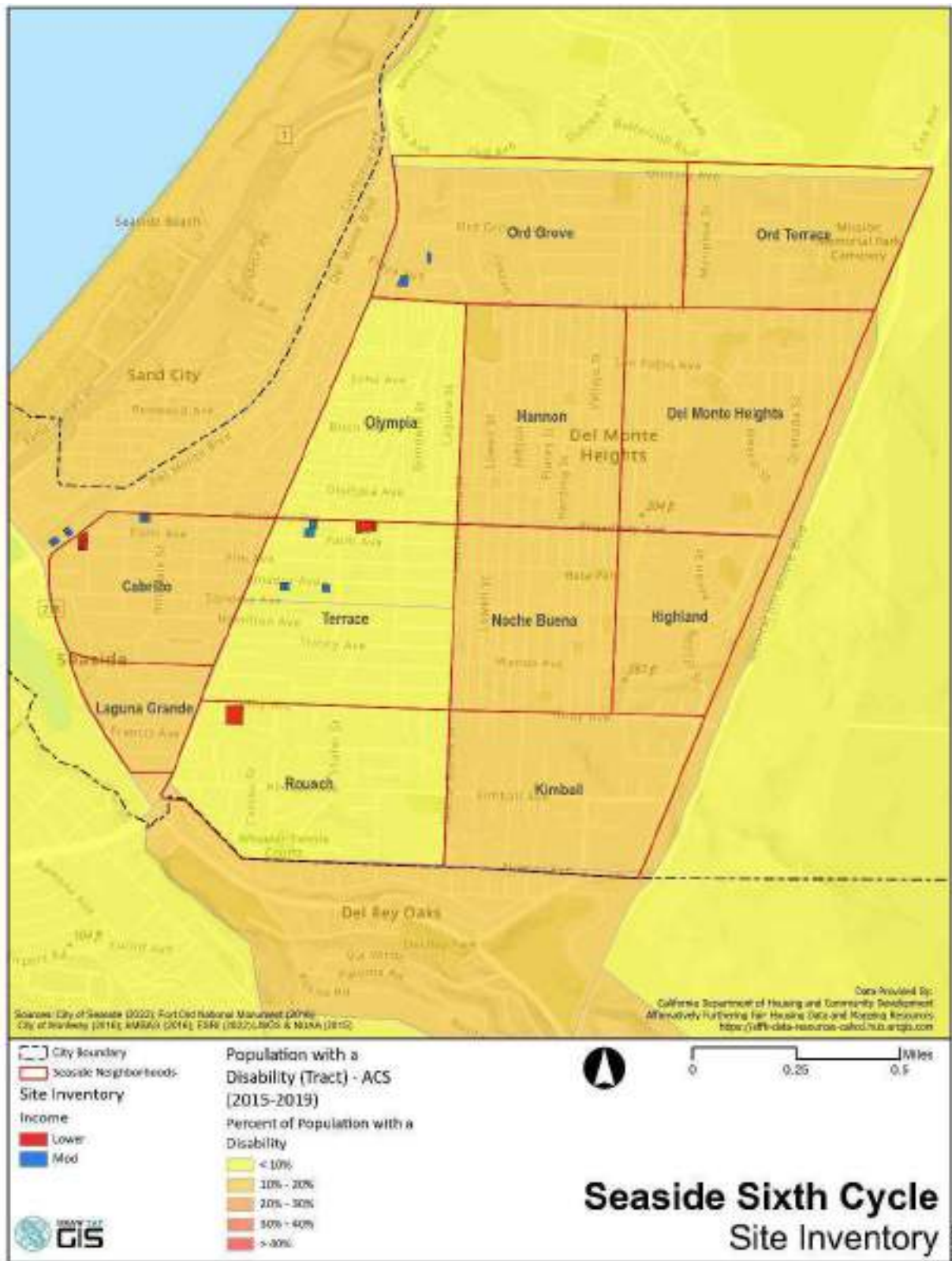


Persons with Disabilities

The lowest concentration of persons with disabilities is located in the Olympia, Terrace, and Rousch neighborhoods. Less than 10% of the population in these neighborhoods has a disability. Since the City identified sites with a capacity 91 units in these neighborhoods, about 60% of all RHNA units are located in tracts with the lowest concentration of persons with disabilities and about 80%. RHNA units in these tracts are both lower income and moderate income, providing these special needs population housing opportunities near areas of expected development and investment.

Table App-97: RHNA Distribution by Percent Population with Disabilities			
	Lower Income RHNA	Moderate	Total RHNA Units
< 10%	79.3%	33.8%	59.9%
10% - 20%	20.7%	66.2%	40.1%
20% - 30%	0.0%	0.0%	0.0%
Total	87	65	152

Figure App-74: RHNA Distribution by Percent Population with a Disability

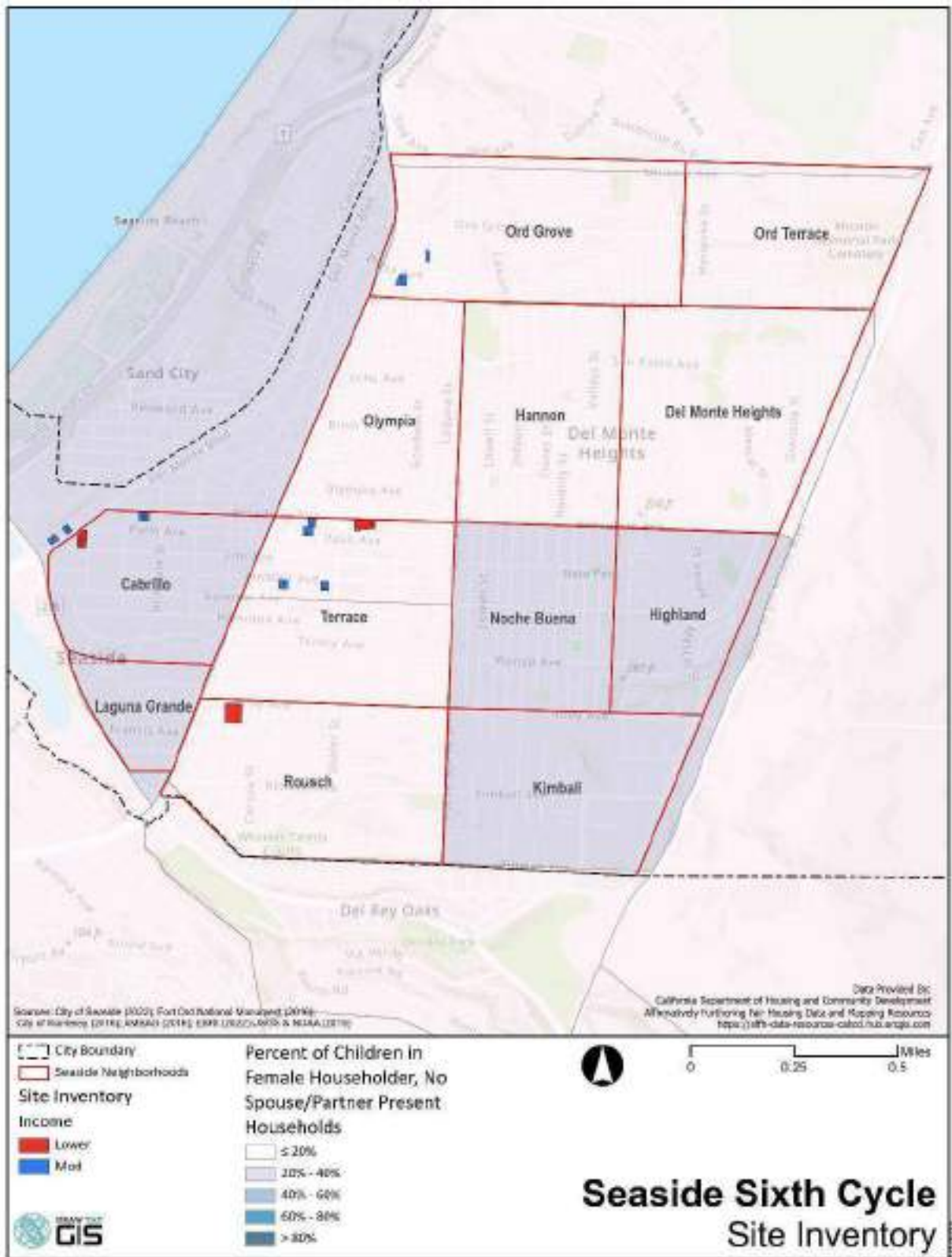


Children in Female-Headed Households

Most tracts in the City have less than 20% of children living in single female-headed households (Figure App-75). Only Tracts 140 (Cabrillo and Laguna Grande) and 135 (Noche Buena, Kimball, and Highland) have a concentration of children in single female-headed households between 20% and 30%. About 68% of the City's RHNA units are located in tracts with a low concentration of children in female-headed households. The majority of lower income RHNA units are also located within these tracts with a low concentration of children in female-headed households.

Table App-98: RHNA Unit Distribution by % of Children in Single Female-Headed Households			
	Lower Income RHNA	Moderate	Total RHNA Units
< 20 %	79.3%	55.4%	69.1%
20% - 40%	20.7%	44.6%	30.9%
40% - 60%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%
Total Units	87	65	152

Figure App-75: RHNA Distribution by Percent Children in Single Female-Headed Households

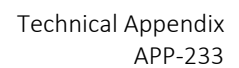


Low and Moderate Income Population

Tracts west of N Noche Buena Street and south of La Salle Avenue have the highest concentration of low and moderate income populations. Between 50% and 75% of persons in Olympia, Terrace, Rousch, Laguna Grande and Cabrillo neighborhood tracts earn low and moderate income. Since many of the major strategies for growth are located within these neighborhoods and the City identified sites within or near these areas of growth, about 9% of RHNA units are located in tracts with the highest concentration of LMI persons. The City also identified the remaining 9% of units (14 moderate income units) in Ord Grove Census Tract 139, where 42% of the population earns LMI incomes. The sites in Ord Grove are within the expected mixed-use corridor that extends from Plumas Avenue in the south to Military Avenue in the north along Freemont Boulevard. Freemont Boulevard is currently already well-connected with transit as there are two Monterey-Salinas Transit lines that travel through Freemont. While these sites could have provided an opportunity for lower income units outside of areas with LMI population concentration, these sites did not meet the size requirements to be suitable for lower income units.

Table App-99: RHNA Unit Distribution by LMI Population			
	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
< 25%	0.0%	0.0%	0.0%
25% - 50%	0.0%	21.5%	9.2%
50% - 75%	100.0%	78.5%	90.8%
75% - 100%	0.0%	0.0%	0.0%
Total Units	87	65	152

City of Seaside
2023-2031 Housing Element



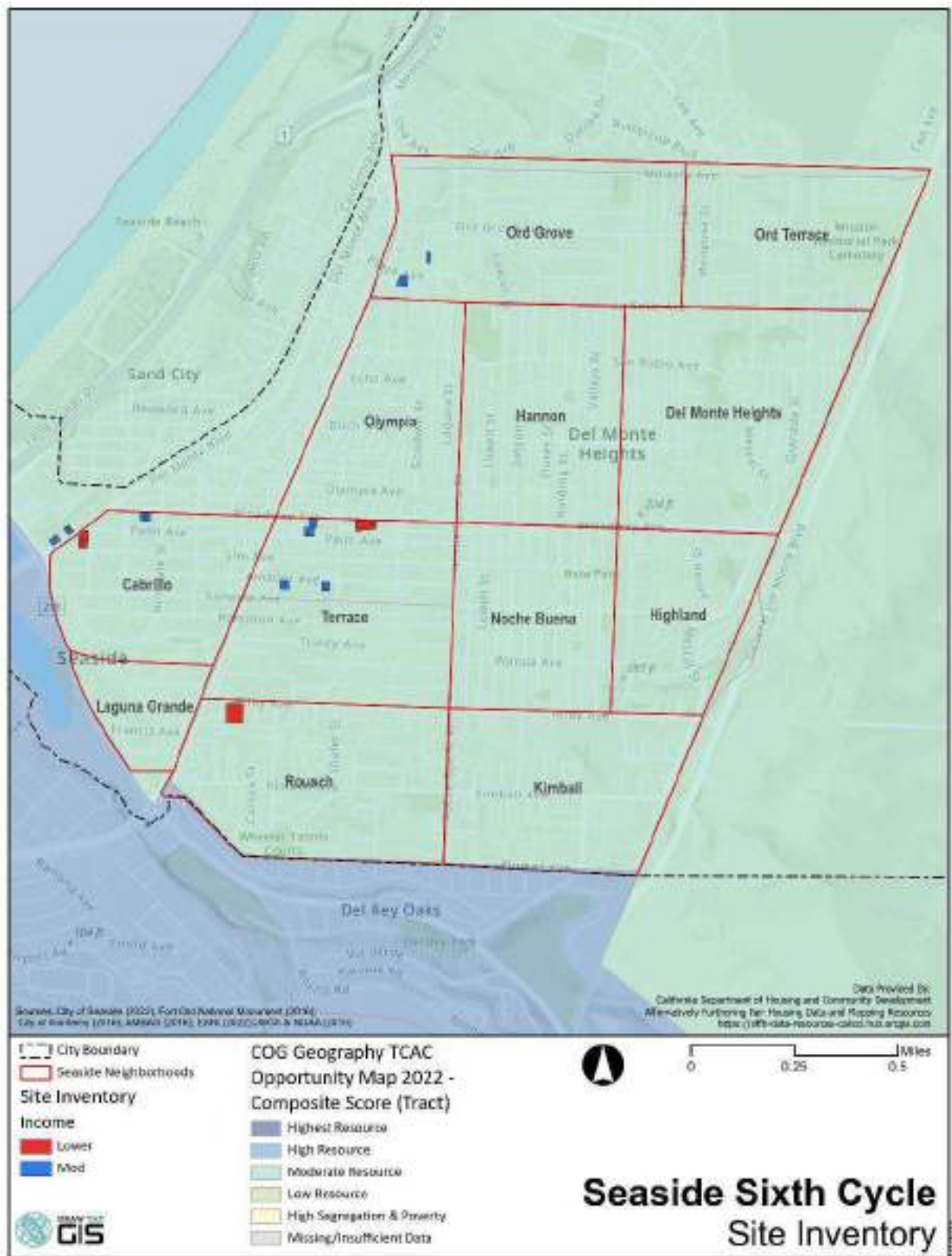
Access to Opportunities

TCAC Opportunity Resources

Figure App-77 shows that all census tracts in Seaside are considered moderate income. Even areas to the north outside of Seaside neighborhoods in the Former Fort Ord Area and Campus Town are moderate income. As a result, all RHNA units are located in tracts with Moderate resource. One of the strategies to affirmatively further fair housing is to create new housing opportunities in high resource areas. Since the City does not currently have any high resource tracts (and no tract has relatively higher resources than others) the City's strategy in identifying RHNA sites relied on focusing sites in Tracts where improvements and investments are expected so that these new housing opportunities would be located in areas where resource levels are expected to increase.

Table App-100: RHNA Unit Distribution by TCAC Opportunity Resource Area			
	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
Moderate Resource	100.0%	100.0%	100.0%
Total Units	87	65	152

Figure App-77: RHNA Distribution by TCAC Opportunity Resource Level



Disproportionate Housing Needs

Cost-Burdened Households

Cost-burdened renter households are found throughout the City but have the lowest concentrations in Hannon and Monte Heights. In all other neighborhoods, between 60% and 80% of renter households experienced housing cost burdens. Since the City considered proximity to and access to infrastructure, transit, job centers, and public or community services as well as future investment opportunities, for evaluating the appropriateness of sites, all RHNA units are located in these tracts with the highest concentrations of cost-burdened renters. By increasing the availability of housing in these areas, residents may find affordable options near transit and services.

Cost-burdened owner households are dispersed throughout the City. Olympia, North Terrace, Noche Buena, Highland, and Kimball neighborhoods had the lowest concentrations of cost-burdened owners while in the rest of the neighborhoods between 40% and 60% of owner households experienced cost-burdens. The neighborhoods with the lowest concentration of cost-burdened owners are also those furthest from transit and services (except for Olympia/North Terrace). About one third of the City's RHNA units are in tracts where the concentration of cost-burdened owners is lower- mainly located in northern Terrace at the intersection of Broadway Ave and Freemont Boulevard and Freemont Boulevard and Amador Avenue. These sites provide low and moderate income opportunities for households near services and transit, promoting mobility to areas with better conditions.

Table App-101: RHNA Unit Distribution by Cost-Burdened Renter Households

	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
< 20 %	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%
60% - 80%	100.0%	100.0%	100.0%
> 80%	0.0%	0.0%	0.0%
Total Units	87	65	152

Table App-102: RHNA Unit Distribution by Cost-Burdened Owner Households

	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
< 20 %	0.0%	0.0%	0.0%
20% - 40%	23.0%	33.8%	27.6%
40% - 60%	77.0%	44.6%	63.2%
60% - 80%	0.0%	0.0%	0.0%
> 80%	0.0%	21.5%	9.2%
Total Units	87	65	152

Figure App-78: RHNA Distribution by Percent Cost-Burdened Renter Households

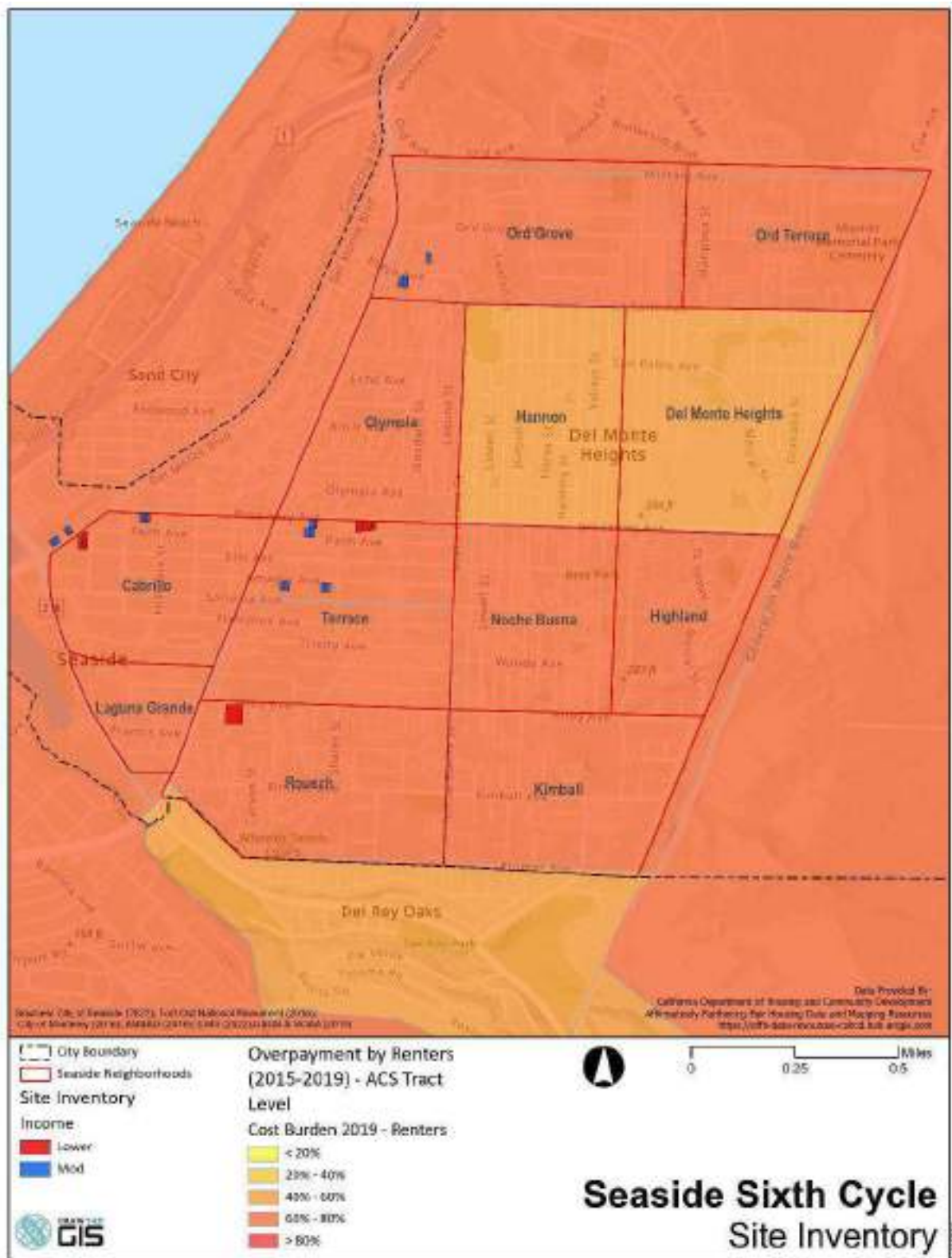
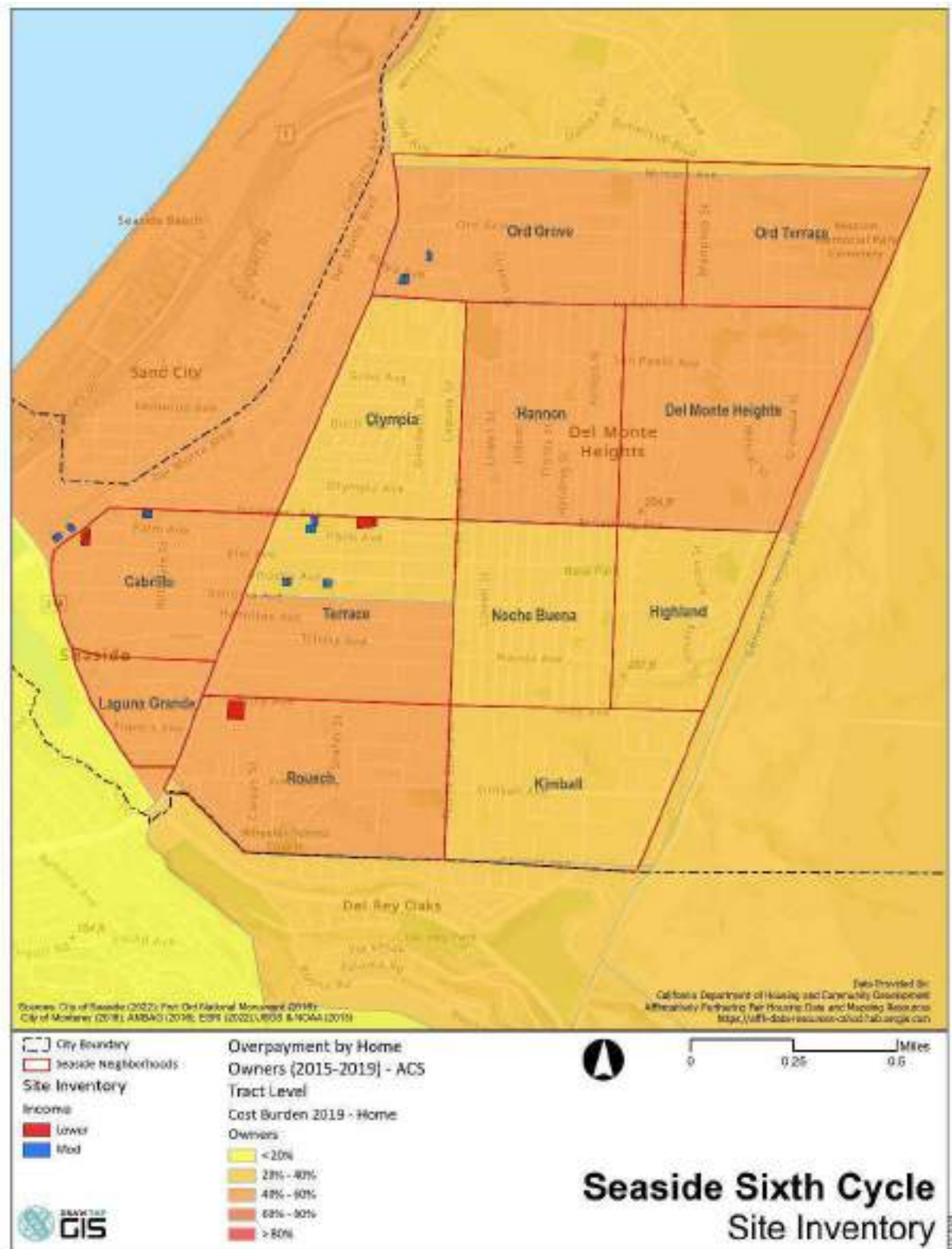


Figure App-79: RHNA Distribution by Percent Cost-Burdened Owner Households



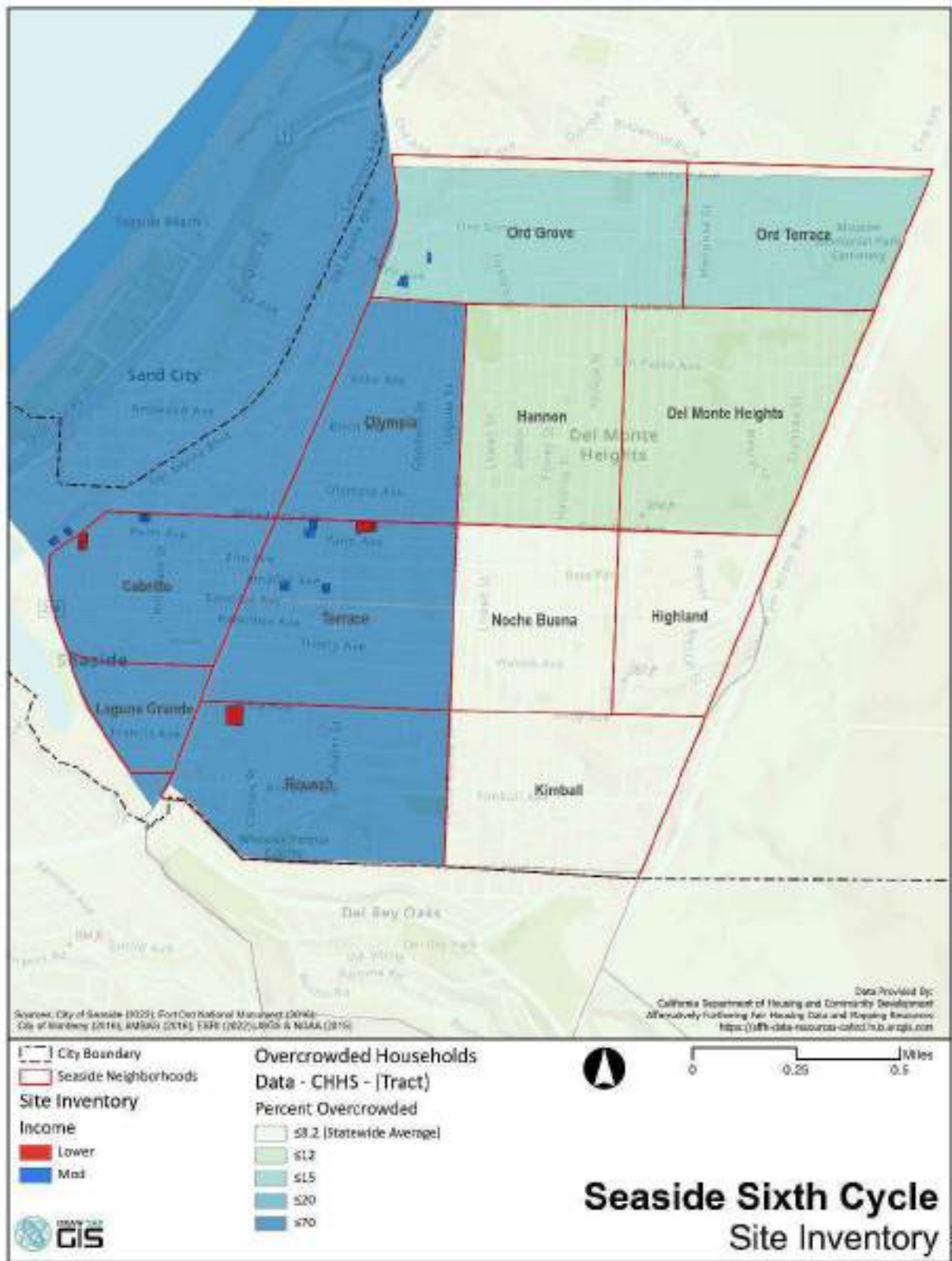
Overcrowded Households

Like LMI population, the concentration of overcrowded households is highest in Olympia/Terrace (Census Tract 137), Rousch (Census Tract 136), and Laguna Grande and Cabrillo (Census Tract 140). In these tracts, between 20% and 30% of households live in overcrowded conditions. The correlation between LMI population and overcrowding is not surprising given that high housing costs may be forcing households to double-up or live in housing that is not the correct size for the households.

These overcrowded households areas cover the expected mixed-use corridors and areas of development laid out in the General Plan. About 91% of all RHNA units and 100% of lower income RHNA are located in tracts with the highest concentrations of overcrowding in the City. These sites are expected to improve overcrowding conditions by providing new affordable new housing opportunities in areas of need. In addition, as explained earlier, housing opportunities for moderate income households outside of these areas of overcrowded households are also provided through ADUs. While the lower density residential neighborhoods are not as close to transit and services, moderate income households are more likely to have access to cars to reach these services and mixed-use centers.

Table App-103: RHNA Unit Distribution by % Overcrowded Households			
	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
≤ 8.2 (Statewide Average)	0.0%	0.0%	0.0%
8.2- 12%	0.0%	21.5%	9.2%
12.01-15%	0.0%	0.0%	0.0%
15.01- 20%	0.0%	0.0%	0.0%
20.01- 30%	100.0%	78.5%	90.8%
Total Units	87	65	152

Figure App-80: RHNA Distribution by Percent Overcrowded Households

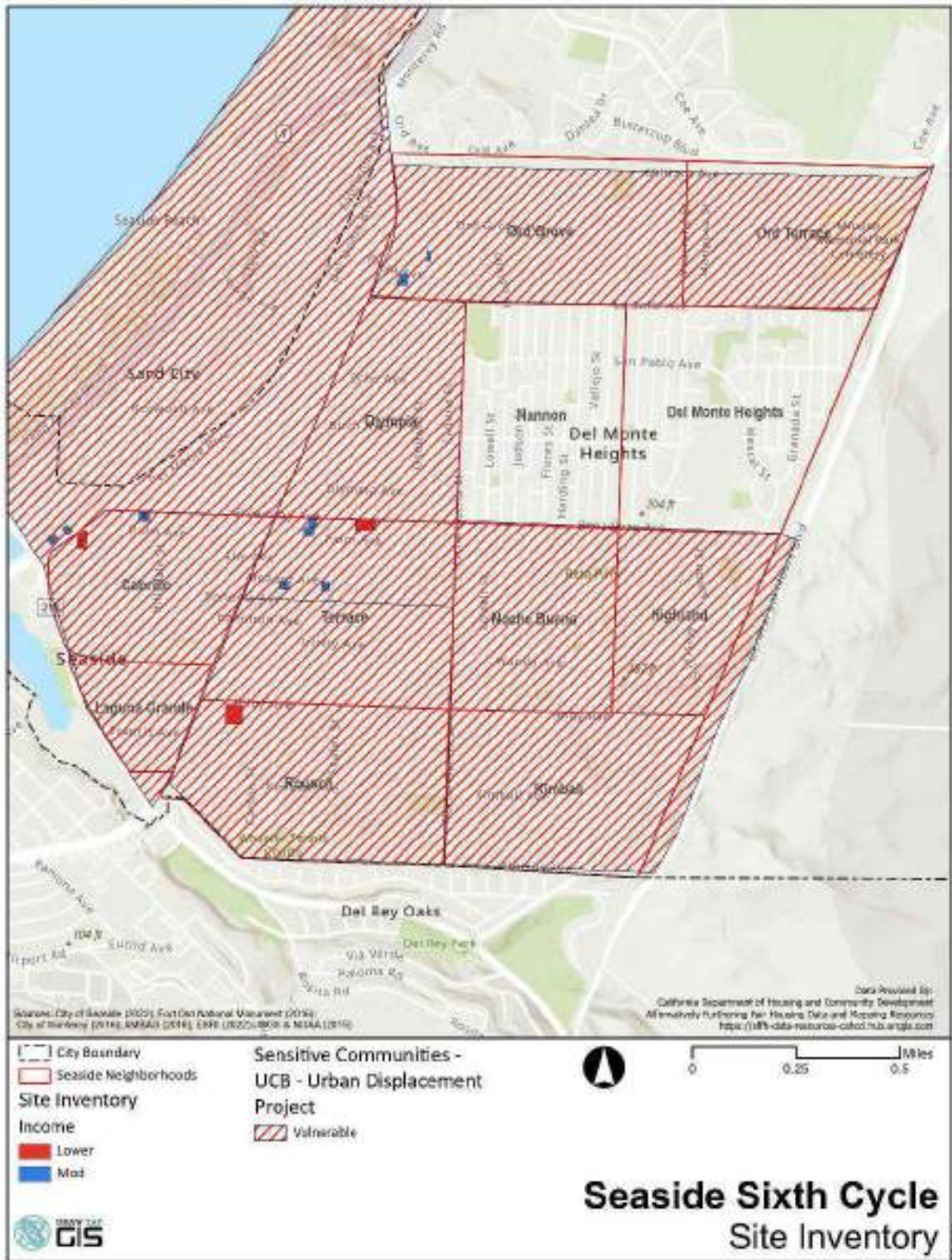


Displacement Risk

UC Berkley’s displacement project defines residential displacement as “the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.” As part of this project, the UCB’s team has identified populations vulnerable to displacement (named “sensitive communities” in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low income residents per tract and other criteria including: share of renters is above 40%, share of people of color is more than 50%, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities were identified throughout the City in all neighborhoods except Hannon and Del Monte Heights. Because only these two neighborhoods are not at displacement risk and they are far from “major strategy” areas in the General Plan or current transit and services, they were not considered suitable for sites. As a result, 100% of RHNA units are located in neighborhoods sensitive to displacement. The majority of these units are located in Terrace and Cabrillo. While these residents in these areas are sensitive to displacement, the sites selected are mostly vacant or sites with underutilized commercial uses and their development is not expected to displace any residents. The City currently employs a full-time staff member to conduct proactive multi-lingual outreach to educate small business owners regarding potential financing and access to low-cost capital. This could be a resource to assist businesses at risk of displacement. At this time, the City has determined that anti-displacement policies focused on this area could have the effect of hindering the redevelopment of those sites. However, in 2026, the City will evaluate development and displacement conditions and explore actions like right of first refusal and relocation assistance for displaced residents and businesses.

Table App-104: RHNA Distribution by Vulnerable Communities			
	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
Vulnerable	100.0%	100.0%	100.0%
Total Units	87	65	152

Figure App-81: RHNA Distribution by Vulnerable Communities





SEASIDE HOUSING COLLABORATIVE BOARD REPORT

Item No.:6.B.

TO: Seaside Housing Collaborative Board of Directors
FROM: Kanisha Davis, Secretary
BY: Alexia Rapoport, Housing Program Manager
DATE: June 21, 2023
SUBJECT: JUNE HOUSING DEVELOPER PANEL

RECOMMENDATION

Receive presentation from a panel of housing developers moderated by Staff.

BACKGROUND

Staff was asked to organize an initial panel of housing developers to share first-hand information regarding the development process, financing, and local case studies. The June Housing Developer Panel will feature the following panelists:

- Jane Royer Barr, Associate Director of Real Estate Development, Eden Housing
- Dana Cleary, Director of Real Estate Development, CHISPA
- Matt Huerta, Principal, Matt Huerta Consulting, LLC

ATTACHMENTS

1. None
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