



Seaside Housing Collaborative

Board of Directors Meeting

September 18, 2024 • 10:00am • Blackhorse Room
Oldemeyer Center, 986 Hilby Avenue, Seaside, CA

Meeting Agenda

I. CALL TO ORDER

II. ROLL CALL

Ian N. Oglesby, Chair
Brenda Thomas, Vice-Chair
Jose Bazua, Acting Director
Reginald Garnett, Director
Mitchel Winick, Director
Rosemary Soto, Director

III. REVIEW OF AGENDA

IV. PUBLIC COMMENT

V. CONSENT AGENDA

- A. APPROVE THE DRAFT MINUTES FROM THE JULY 17TH, 2024 MEETING (DANNY BARRIENTOS)

VI. BUSINESS ITEMS

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

VII. PRESENTATIONS

- A. CITY-OWNED PARCEL (DANNY BARRIENTOS)
- B. ENGINEERING DETAILS ON PARCEL ADJACENT TO SOPER FIELD (PATRICK GROGAN)
- C. PLANNING DETAILS ON PRELIMINARY LAYOUTS (ANDY MYRICK)

VIII. STAFF REPORTS

IX. BOARD MEMBER COMMENTS

X. ADJOURNMENT

2024 Scheduled Meetings:

- June 19, 2024 – 10:00am
- July, 17, 2024 – 10:00am
- August 21, 2024 – 10:00am
- September 18, 2024 – 10:00am
- October 16, 2024 – 10:00am
- November 20, 2024 – 10:00am
- December 18, 2024 – 10:00am

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

MEETING AGENDA & RELATED MATERIALS

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

THE ORDER OF BUSINESS MAY BE CHANGED WITHOUT NOTICE

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

REASONABLE LIMITATIONS MAY BE PLACED ON PUBLIC TESTIMONY

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

REASONABLE ACCOMMODATION WILL BE PROVIDED FOR ANY INDIVIDUAL WITH A DISABILITY

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

FOR MORE INFORMATION

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



Seaside Housing Collaborative

Board of Directors Meeting

July 17, 2024 • 10:00am • Seaside Room

Oldemeyer Center, 986 Hilby Avenue, Seaside, CA

Draft Minutes

I. CALL TO ORDER

The meeting called to order at 10:01 AM.

II. ROLL CALL

PRESENT: Chair Oglesby, Vice-Chair Thomas, Director Borges,
Director Garnett, Director Winick, Director Soto.

ABSENT: None

III. REVIEW OF AGENDA

IV. PUBLIC COMMENT

None

V. CONSENT AGENDA

- A. APPROVE THE DRAFT MINUTES FROM THE May 17TH, 2024 MEETING (DANNY BARRIENTOS)

On motion by Vice-Chair Thomas and second by Director Garnett, and carried by the following vote, the Board of Directors moved to adopt the May 17th, 2024 draft minutes.

RESULT: 6-0-0-0

AYES: Oglesby, Thomas, Garnett, Winick, Soto, Borges

NOES: None

ABSTAIN: None

ABSENT: None

VI. BUSINESS ITEMS

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

The SHC board received a presentation from city staff regarding city-owned parcels. The SHC board directed City Staff to return with estimates on cost of feasibility for each parcel.

VII. PRESENTATIONS

A. CITY-OWNED PARCELS (DANNY BARRIENTOS & JOSE BAZUA)

The Board received a presentation on three city owned parcels.

B. ENGINEERING DETAILS ON PARCEL ADJACENT TO SOPER FIELD (PATRICK GROGAN)

The SHC board received information and data concerning the existing well/drainage basin at Soper Field.

VIII. STAFF REPORTS

City Staff shared a calendar reminder of the following SHC meetings.

IX. BOARD MEMBER COMMENTS

X. ADJOURNMENT

The meeting adjourned at 11:55 AM.

2024 Scheduled Meetings:

- June 19, 2024 – 10:00am (canceled)
 - July, 17, 2024 – 10:00am
- August 21, 2024 – 10:00am (canceled)
 - September 18, 2024 – 10:00am
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City-Owned Parcels (cont'd)

Jose Bazua: Economic Development Director

Andrew Myrick: Economic Development & Community Planning Manager

Patrick Grogan: Associate Engineer

Danny Barrientos: Housing Administrative Assistant

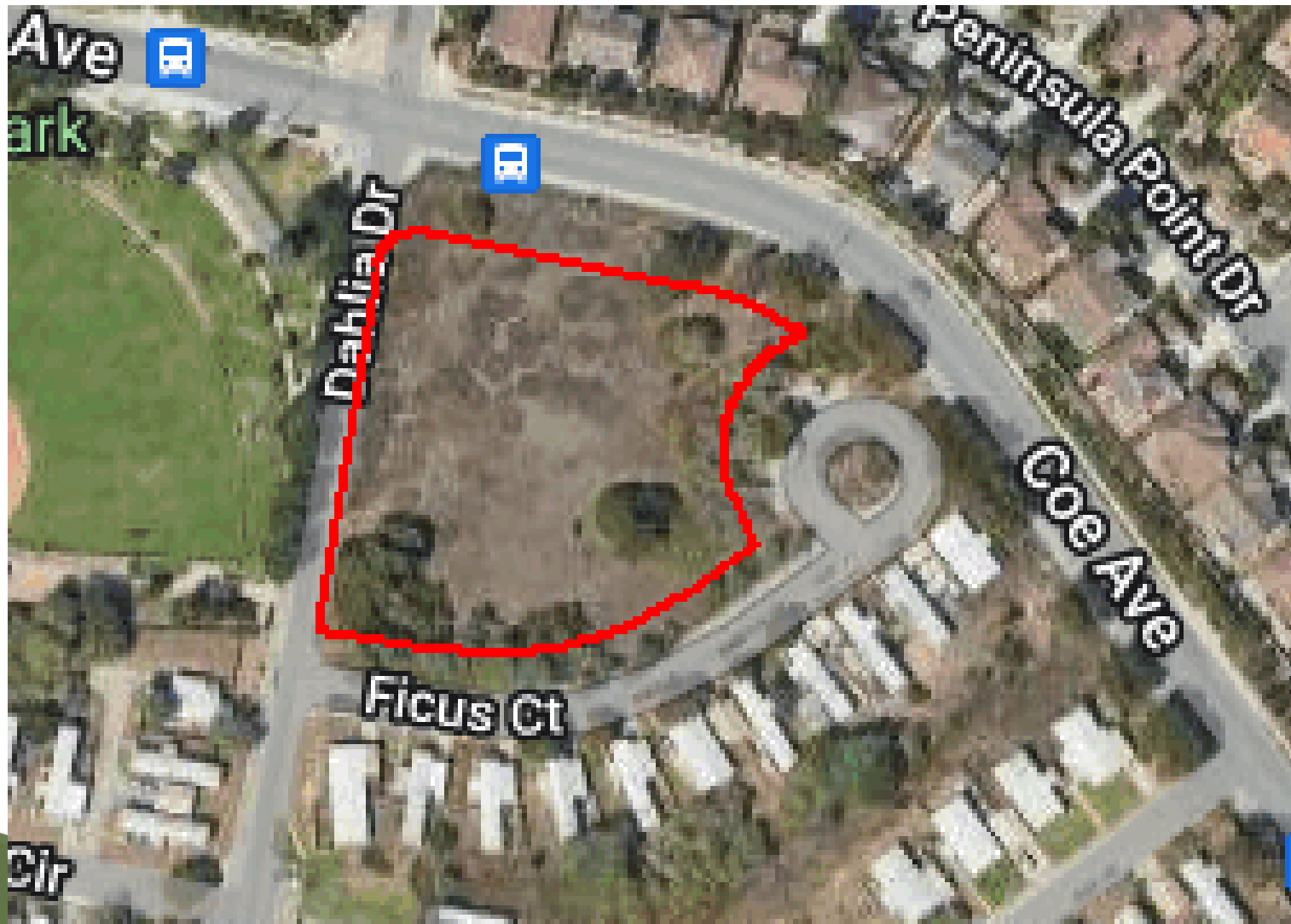
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Background/Recap:

- During the July 17, 2024 meeting, Staff presented a comprehensive overview of the three city-owned parcels.
- During the July 17, 2024 meeting, the SHC Board provided further direction regarding these parcels and directed staff to obtain additional details regarding:
 - Vacant Lot by Soper Field
 - Encanto Park
 - Vacant Lot by Darwin

1. Vacant Lot by Soper Field



1. Vacant Lot by Soper Field

- APN: 031051018000
- Location: Across from Soper Field
- Current Zoning: RM (Residential Medium)
- Size: 1.73 acres (75,358 sq ft)
- Additional Considerations:
 - This site is in the process of being updated and zoned as Park/Open Space in the General Plan which will change it to nonresidential zoning.
 - Existing Well/Drainage Basin, per Engineering/Public Works Dept. There are at least two city storm water catch basins that drain to the drainage basin and at least one private property storm water catch basin that drains to the drainage basin. The well is still operational.

2. Encanto Park



2. Encanto Park

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

3. Vacant Lot by Darwin St.



3. Vacant Lot by Darwin St.

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

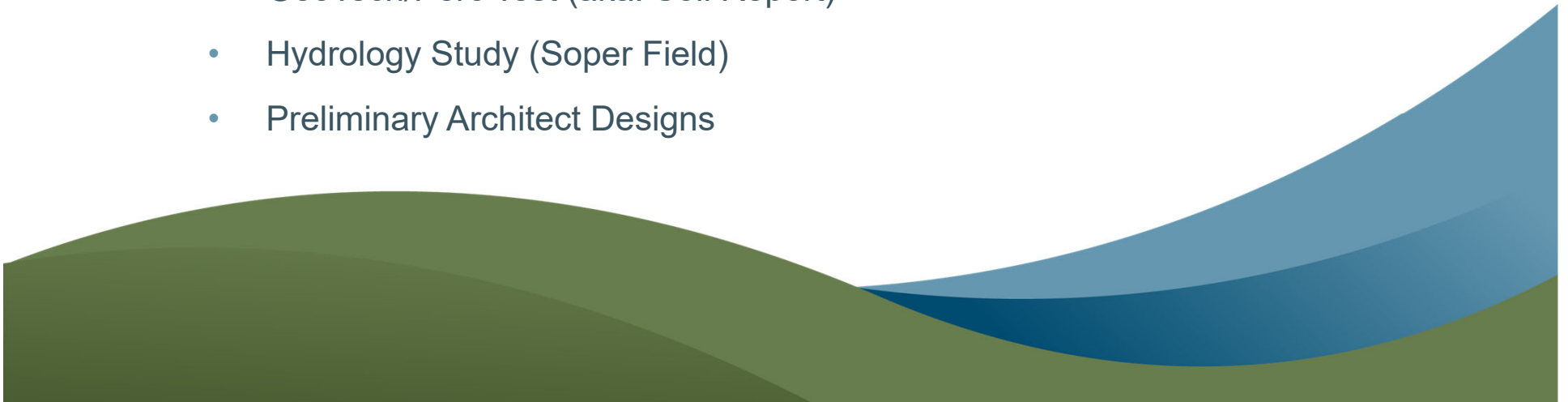
Next Steps: City Staff was asked to determine the following items:

- Can we do housing on these lots?
- How many units per parcel?
- What will it take?
- Cost Estimations?
- Can we obtain any preliminary designs?

Findings:

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

- **Can we do housing on these lots? How many units per parcel?**
 - Soper Field zoning slotted to change to Park/Open Space nonresidential.
 - Darwin can handle one small unit and an ADU.
 - Encanto can handle two units and two ADU's.
- **What will it take?**
 - Feasibility studies
 - Site Investigations
 - GeoTech/Perc Test (aka: Soil Report)
 - Hydrology Study (Soper Field)
 - Preliminary Architect Designs



Findings: Continued:

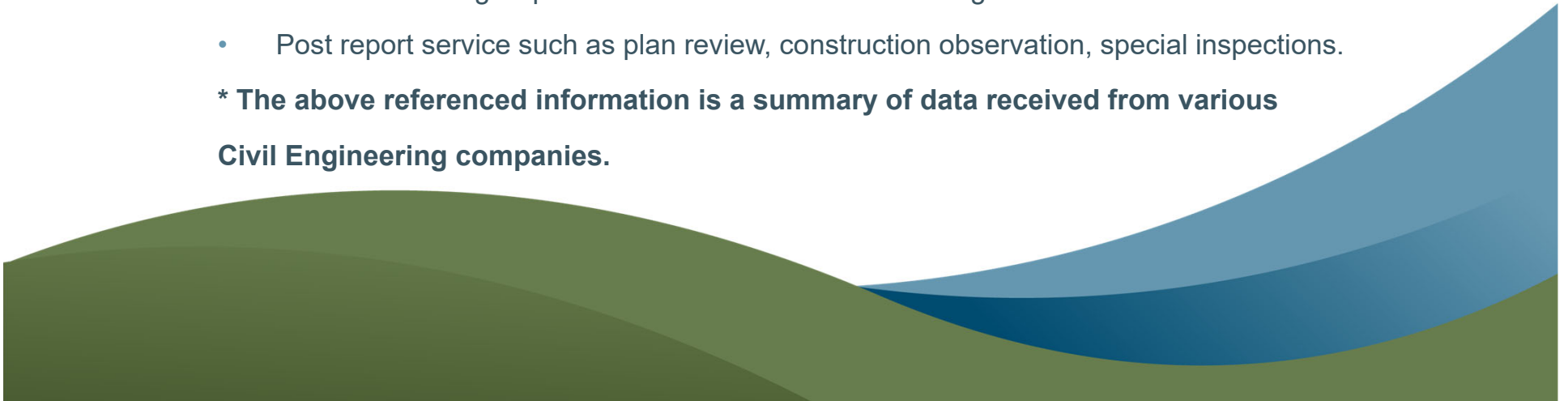
Rough cost for residential investigations

- GeoTech/Perc test ~ \$12,500 per site* (will be higher assuming prevailing wage)
- Hydrology Study ~ \$10,000 Soper Field Only*
- Phase I Environmental Site Assessment ~ \$3,000 per site* Does not include CEQA or Site Investigation work
- Preliminary Architect Design ~ \$6,000 - \$10,000 per site*
- Average Estimate per site ~ \$23,500 / Estimate for Soper Field ~ \$33,500

Project complexity and potential cost escalators

- Additional hazards such as liquefaction, steep slopes, etc
- Limited site access that would require the use of a less efficient mobile drill rig
- Additional testing requirements such as infiltration testing for storm-water runoff
- Post report service such as plan review, construction observation, special inspections.

*** The above referenced information is a summary of data received from various Civil Engineering companies.**



Thank you!