

Seaside General Plan Community Meeting #4 Summary

Oldemeyer Center, Laguna Grande Room
986 Hilby Avenue, Seaside, California 93955 Seaside, CA
February 27, 6:00 PM-8:00PM

Workshop Overview

On Monday, February 27, the City of Seaside hosted an open house to engage with community members about the Seaside 2040 General Plan update. The open house was held at the Oldemeyer Center and took place from 6pm until 8pm. The workshop was attended by over seventy people. A Spanish-speaking translator was available at the workshop to offer interpretation services during the workshop. Also, all workshop materials were available in Spanish and English. Free childcare was provided.

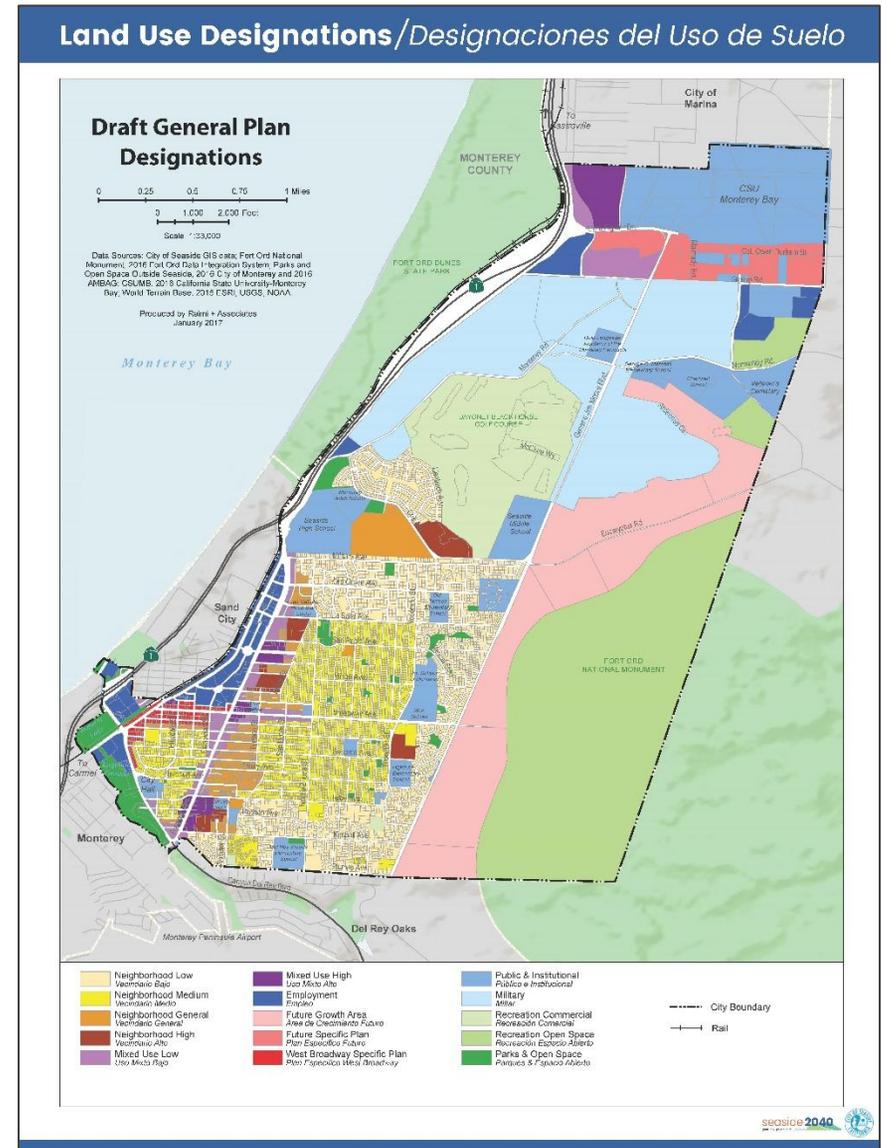
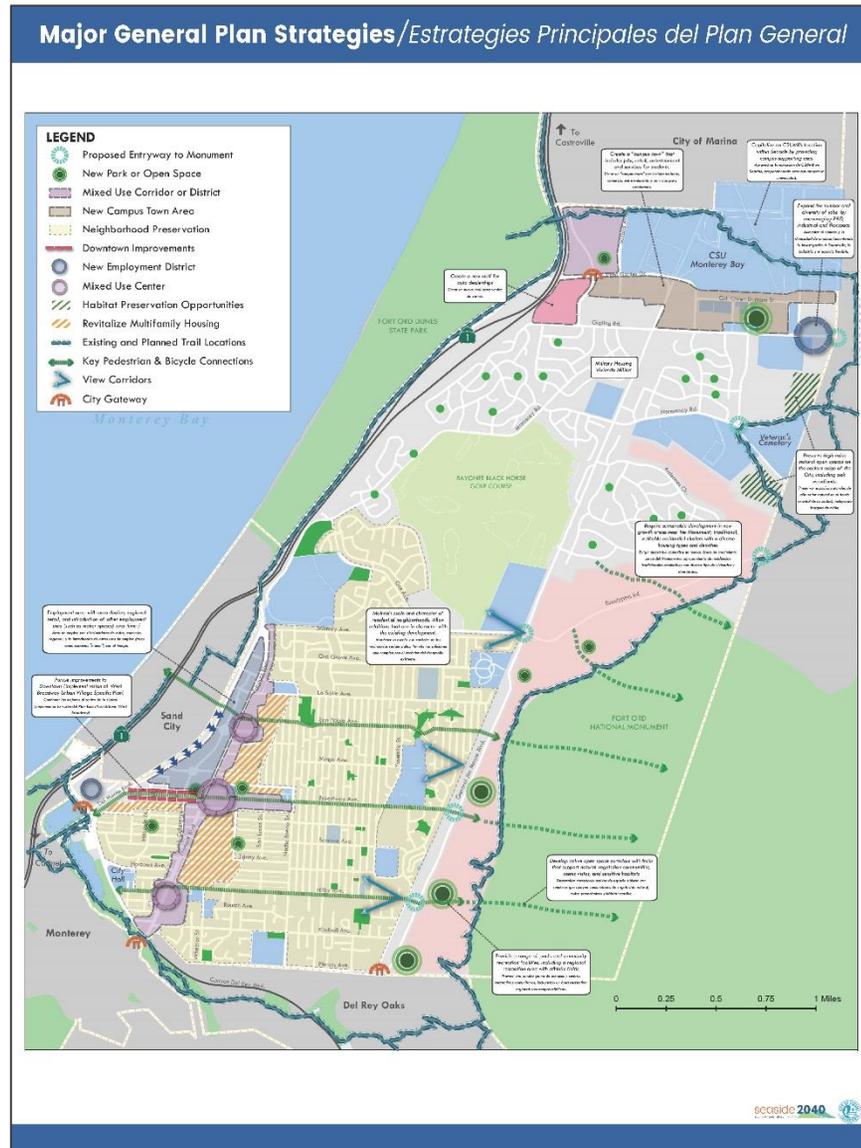
The workshop was organized in an open house format with eleven interactive workshop stations. The activities allowed participants to provide feedback on the General Plan Vision and Designations for neighborhoods within the City, prioritize housing issues and programs, review preliminary park and open space concepts, and prioritize potential park programs.

During the course of two hours, participants were free to go from station to station. There were 8 facilitators available to ensure that everyone understood the materials, could answer questions, and provide opportunities for everyone to participate. Each workshop station also provided space to list additional ideas and open comments. The remainder of this report describes the results of each workshop station.



General Plan Vision and Designations

The meeting solicited community feedback on the vision and intent and preferred General Plan designations for different neighborhoods in the City. The first station provided background information on the major General Plan strategies related to land use and community design and the proposed General Plan designations. Workshop materials can be downloaded from here:



What are the Proposed Designations? / ¿Cuales son las designaciones propuestas?

RESIDENTIAL/RESIDENCIAL

Neighborhood Low / Vecindario Bajo

Provides for the retention, maintenance, and development of existing single-family residential neighborhoods. Allows one unit per lot, plus secondary or in-law unit as applicable.

Proporciona la retención, el mantenimiento y el desarrollo de las vecindades residenciales unifamiliares existentes, permite una unidad por lote, más una unidad secundaria o unidad de huéspedes, según corresponda.

Allowed Density / Densidad Permitida

8 units per acre / unidades por acre

Medium Height / Altura Máxima

2 stories / pisos



Neighborhood Medium / Vecindario Mediano

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

Proporciona el desarrollo de una amplia variedad de opciones de densidad baja y moderada e incluye viviendas unifamiliares unidas y casas con unidades adicionales, / triplex, cuatros, casas adosadas, duplex y cuatros plex.

Allowed Density / Densidad Permitida

15 units per acre / unidades por acre

Maximum Height / Altura Máxima

2 stories / pisos



Neighborhood General / Vecindario General

Allows for a variety of residential buildings that coexist in close proximity to one another, including single-family, duplex, townhouse, walk-up apartments, and low-rise, multi-family buildings.

Permite una variedad de edificios residenciales en proximidad uno al otro, incluyendo unifamiliares, duplex, casas adosadas, apartamentos sin ascensor y edificios de poca altura y multifamiliares.

Allowed Density / Densidad Permitida

30 units per acre / unidades por acre

Maximum Height / Altura Máxima

3 stories / pisos



Neighborhood High / Vecindario Alto

Allows for multi-family residences at a range of densities from townhomes to four-story, and multi-family buildings.

Permite residencias multifamiliares con una amplia gama de densidades de casas adosadas a casas de cuatro pisos, e edificios multi-familiares.

Allowed Density / Densidad Permitida

45 units per acre / unidades por acre

Maximum Height / Altura Máxima

4 stories / pisos



COMMERCIAL & MIXED/COMERCIAL & MIXTO

Mixed Use Low / Uso Mixto Bajo

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.

Permite áreas con amplia variedad de usos residenciales y comerciales existentes. Provee la posibilidad de viviendas adicionales y ampliación de usos comerciales y servicios al vecindario. Permite el uso mixto vertical y horizontal, así como usos independientes.

Allowed Intensity / Intensidad Permitida

up to 2.5 FAR / hasta 2.5 FAR

Maximum Height / Altura Máxima

3 stories / pisos



Mixed-Use High / Uso Mixto Alto

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.

Apoya nuevas áreas vibrantes y prósperas en la Ciudad al acomodar edificios de varias plantas y de uso mixto con mayor intensidad. Proporciona desarrollo vertical y horizontal de uso mixto.

Allowed Intensity / Intensidad Permitida

Up to 4.0 FAR / hasta 4.0 FAR

Maximum Height / Altura Máxima

5 stories / pisos



Employment / Empleo

Provides area for a range of employment uses to expand and diversify the City's economy. Proporcionala área para varios usos de empleo que puedan expandir y diversificar la economía de la ciudad.

Allowed Intensity / Intensidad Permitida

ranges from 0.75 to 2.5 FAR / rangos de 0.75 a 2.5 FAR

Maximum Height / Altura Máxima

2-6 stories / pisos



What are the Proposed Designations? / ¿Cuales son las designaciones propuestas?

PLANNED DEVELOPMENT/DESARROLLO PLANEADO

Military / Militar

For lands retained by the United States Armed Forces for ongoing military-related activities within the former Fort Ord Base boundary.

Para las tierras retenidas por los Estados Unidos para actividades militares dentro del antiguo límite de la Base del Fort Ord.

Allowed Intensity / Intensidad Permitida

n/a

Maximum Height / Altura Máxima

n/a



West Broadway Specific Plan / Plan Especifico West Broadway

Implements the vision of the West Broadway Urban Village Specific Plan, for a well-designed, family-focused and pedestrian-oriented downtown.

Implementa la visión del Plan Especifico West Broadway Urban Village, para un centro urbano bien diseñado, centrado en la familia y orientado a los peatones.

Allowed Intensity / Intensidad Permitida

3.0 FAR

Maximum Height / Altura Máxima

5 stories / pisos



Future Growth Area / Área de crecimiento futuro

Implements the vision for Seaside East that balances future growth with parks, open space, and natural resource protection.

Implementa la visión de Seaside East que equilibra el crecimiento futuro con los parques, el espacio abierto y la protección de los recursos naturales.

Allowed Intensity / Intensidad Permitida

To Be Determined / Para Ser Determinado

Maximum Height / Altura Máxima

To Be Determined / Para Ser Determinado



Future Specific Plan / Plan Especifico Futuro

Establishes the intent to prepare a Specific Plan to determine neighborhood character intensities, and uses in Surplus II and 2B-Acre.

Establece la intención de preparar un Plan Especifico para determinar sus intensidades de carácter de vecindario, y los usos en Surplus II y 2B-Acre.

Allowed Intensity / Intensidad Permitida

To Be Determined / Para Ser Determinado

Maximum Height / Altura Máxima

To Be Determined / Para Ser Determinado



PUBLIC & SHARED USE/PUBLICO & USO COMPARTIDO

Parks and Open Space / Parques e Espacio Abierto

Preserves natural resources and provides for public open space. Preserva los recursos naturales y provee espacios públicos abiertos.

Allowed Intensity / Intensidad Permitida

0.011 FAR

Maximum Height / Altura Máxima

1 story / piso



Public/Institutional / Público/Institucional

Reserves areas for public, educational, and institutional uses. Reserva áreas para usos públicos, educativos e institucionales.

Allowed Intensity / Intensidad Permitida

0.6-1 FAR

Maximum Height / Altura Máxima

2 stories / pisos



Recreation - Open Space / Recreación - Espacio Abierto

Protects open space and natural resources on former Fort Ord lands. Habitat management, passive recreation, trails/paths, ecological restoration, ecotourism, and environmental educational activities are allowed. Protege los espacios abiertos y los recursos naturales en las antiguas tierras del Fort Ord. Se permite el manejo del hábitat, recreación pasiva, senderos / caminos, restauración ecológica, ecoturismo e actividades educativas ambientales.

Allowed Intensity / Intensidad Permitida

0.005 FAR

Maximum Height / Altura Máxima

1 story / piso



Recreation Commercial / Recreación Comercial

Provides for outdoor recreational facilities with limited amounts of residential and/or convenience retail. Proporciona instalaciones de recreo al aire libre con cantidades limitadas de residencial y / o comercio de conveniencia al por menor.

Allowed Intensity / Intensidad Permitida

0.2 FAR

Maximum Height / Altura Máxima

1 story / piso



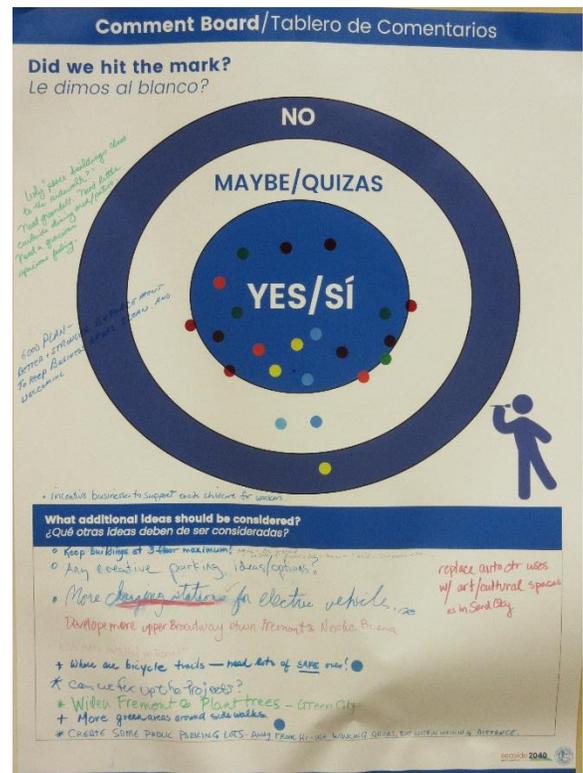
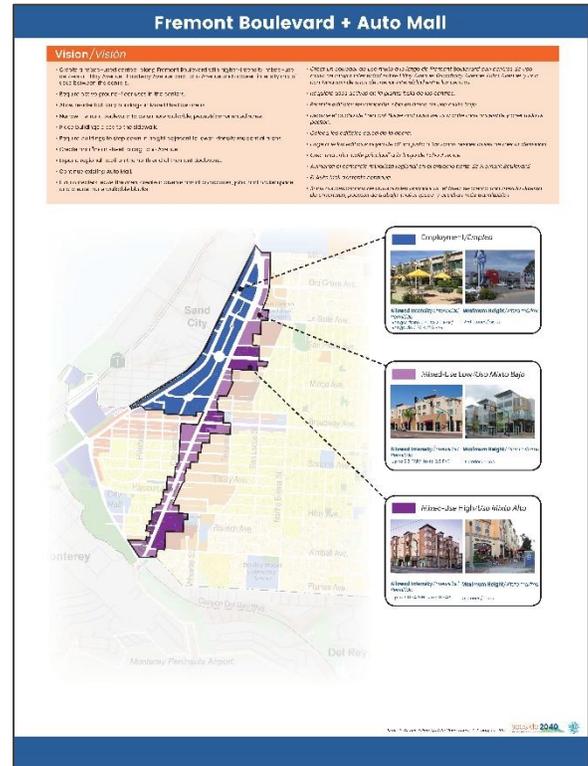
Fremont Boulevard + Auto Mall

This workshop station allowed participants to comment on the proposed vision and General Plan designations for the Fremont Boulevard and Auto Center areas. Participants “voted” on whether they thought the vision and designations map “hit the mark” and provided additional comments for consideration. There was strong agreement on the direction for Fremont Boulevard and the Auto Mall, as shown in the table below.

Comment Board - Did we hit the mark?	Tally
Yes	21 (3)
Maybe	(2)
No	1

Participants identified the following ideas for additional consideration:

- Keep buildings at 3-floor maximum
 - Don't want to see up from other areas
- Any creative parking – ideas/options?
- More charging stations for electric vehicles
- Develop more upper Broadway between Fremont and Noche Buena
- No more Auto Mall on Fremont
- Where are bicycle trails? Need more safe ones.
- Can we fix up the projects?
- Widen Fremont to plant trees – Green City
- More green areas around sidewalks
- Create some public parking lots – away from high use walking areas, but within walking distance
- Replace auto center uses with art/cultural spaces, as in Sand City
- Incentivize businesses to support onsite childcare for workers
- Good plan – better and stronger enforcement to keep business areas clean and welcoming
- Why “place buildings close to sidewalk?” Need greenbelt. Need little curbside dining area/patios. Need a gracious spacious feeling.



Residential Neighborhoods

The residential neighborhoods station allowed meeting participants to comment on the General Plan vision and designations for the residential neighborhoods. Overall, participants agreed with the future direction of Neighborhood types and densities, as shown in the following table.

Comment Board - Did we hit the mark?	Tally
Yes	14 (2)
Yes/Maybe	3
Maybe	6 (1)
Maybe/No	1
No	0

Participants identified the following ideas for additional consideration:

- Residential area near Fremont & Broadway (General/Orange) has very limited parking. Single family and apartments together.
- Promote public transportation; More buses with shorter distance routes (within Seaside) to assist shopping local without car use
- Small electric trolleys
- City sponsored bike rentals, as per San Jose.
- Too high on Fremont and Kimball area
- Need more pocket parks for families with small children and zoning allowance for childcare and building of childcare centers
- Care should be taken not to obstruct the view of the beach & ocean from low & mid Seaside
- Need code enforcement to clean up sloppy yards

Seaside East

This workshop station allowed participants to comment on the proposed vision and General Plan designations for Seaside East. Comments on Seaside East were split evenly, as shown in the table below.

Comment Board - Did we hit the mark?	Tally
Yes	10
Yes/Maybe	2
Maybe	6
Maybe/No	1
No	10

Participants identified the following ideas for additional consideration:

- Bikes! Bike paths!
- Blight! Junky yards
- Buildings should not obscure ridgeline.
- Preserve wildlands.
- Do not develop to ridgeline.
- Keep buildings 2 stories or under.
- Walkable communities
- Remember families with children 0-5. Parks with playgrounds.
- Where is open space on the Growth Map?
- Learn about chaparral habitat and fog
- Leave the Monterey pines
- Leave as much open as possible
- Stable, high salary jobs are critical for sustaining the community.
- Encourage employers / employment opportunities.
- Keep viewshed toward Monument in mind when clustering development.
- So many areas of blight in developed zones, develop those first before.
- Creating richer upper Seaside neighborhood. Start with open space development paid through limited development.
- Non-residential use is best, especially recreation/open space + parks.
- Amusement park/Arts & Culture Center
- Create water storage areas for heavy rains, small dead / desert plants for gray and blackwater reuse.
- Parks, open space, bike lane – repair roads
- Please do not develop east of GJM – this should be public open space
- Redevelop other areas of blight first.
- Promote the DeAnza trail.
- Require water catchment on buildings. Create a regional park: sports and recreation.

Seaside East

Vision/Vision

Implementation/Implementación

Potential Land Use Mix / Mezcla Potencial del Uso del Suelo

- Public & Institutional: Public Schools, City Center
- Recreation/Commercial: Recreation, Commercial
- Neighborhood Use / Vecindario Bajo: Mixed-Use, Single-Family Residential
- Mixed-Use Townhouse/Mid-Rise: Mixed-Use, Townhouse
- Recreation/Open Space / Recreación-Espacio Abierto: Recreation, Open Space
- Neighborhood Use / Vecindario Medio: Single-Family Residential, Townhouse
- Employment/Arts: Employment, Arts & Culture
- Public Open Space / Parqueo y Espacio Abierto: Recreation, Open Space

Comment Board / Tablero de Comentarios

Did we hit the mark? / Le dimos al blanco?

Target Chart: YES/SÍ (center), MAYBE/QUIZAS (middle), NO (outer)

Handwritten notes: "BLIGHT / JUNKY YARDS!", "BIKES / BIKE PATHS!", "Where is the Open Space on the Seaside Growth Map?", "Keep Viewshed toward Monument in mind when clustering development is", "So many areas of blight in developed zones -> develop those first before", "creating richer upper Seaside neighborhood - start with open space development paid through limited development. Too broad too untargeted", "Create water storage areas for heavy rains, small dead plants for gray & blackwater reuse.", "Please do not develop east of GJM - This should be public open space - redevelop other areas of blight first.", "Require water catchment on ALL new buildings. Create a regional park: sports and recreation."

What additional ideas should be considered? / ¿Qué otras ideas deben de ser consideradas?

Housing

The meeting also solicited community feedback on the top three housing issues, specific groups to target new housing to, and the most important housing programs. For housing question one, participants were provided a list of thirteen issues and asked to prioritize the top three housing issues in the City. Participants were also provided additional spaces for other ideas. The responses are in the table below. Participants strongly agreed that the high cost of housing is the most important issue in Seaside.

<i>Are there any specific groups we should target new housing for?</i>	Tally
High Cost of Housing	17 (4)
Lack of affordable rental and for-sale housing	7
Lack of financial assistance for homebuyers	0
Lack of financial assistance to homeowners to make necessary repairs and improvements	2
Lack of financial assistance for renters, such as subsidies and vouchers	2
Lack of home improvement programs and incentives	6 (2)
Substandard housing conditions, especially in the rental housing stock	7
Inadequate code enforcement services	9 (2)
Lack of financial assistance or community resources to make code corrections	1
Overcrowding	7 (2)
Limited housing choices in terms of type, size, and location	3
Illegal conversion of garages and unpermitted expansion, resulting from overcrowding and rental housing cost	8 (1)
Lack of educational resources on state and federal housing programs and services, including tenant/landlord dispute resolution and tenant rights	1
Other ideas: <ul style="list-style-type: none"> • Need to help the homeless • Code enforcement of parking a must • Micro-loans for small businesses • Homeless facilities in conjunction with social service agencies • Mental health facilities • Intentionally design for child care units • Poor landscape maintenance by landlords – even with drought toe(?) plants • Fines for junky housing – garbage in yard, etc. • Need stable, steady, high paying jobs and employment opportunities for sustaining housing prices • Need greater job opportunities • More affordable housing • Plant more trees – green city 	

Housing question number two asked participants to identify specific groups to target new housing and provided a list of seven potential options. Participants were also provided space to list any other groups or ideas. Participants were particularly interested in providing new housing for seniors, in addition to young families.

<i>Are there any specific groups we should target new housing for?</i>	Tally
Seniors	15 (1)
College Students	10 (1)
Veterans	4
Persons with Disabilities	2 (1)
Farmworkers and other seasonal workers	(1)
Homeless and formerly homeless	10 (1)
Young Families	13 (3)
Other ideas: At Risk Youth (18-24)	

Housing question number three allowed participants to prioritize the top three housing programs or services in the City. Participants were provided a list of seven services and programs, in addition to space for additional ideas. Participants expressed strong interest in increased code enforcement and assistance for code correction.

<i>With limited funding, what are the most critical housing programs or services to fund?</i>	Tally
Homebuyer Assistance	5 (1)
Financial Literacy and Homebuyer Education	1
Renter Assistance	4 (2)
Financial Assistance to homeowners to help with repairs and home improvements, energy efficiency improvements	12 (1)
Financial assistance to landlords to help with repairs and improvements in exchange for affordable units	7 (2)
Increased code enforcement and assistance for code correction	16 (1)
Fair housing and tenant/landlord services	2
Other ideas: <ul style="list-style-type: none"> • Homeless Shelter • Communicating the assistance and benefit programs that exist • Renters often have more incentives for energy improvements, etc. than landlords (help encourage that) • Energy saving incentives within City • Code enforcement for: <ul style="list-style-type: none"> ○ Parking – our roads are too crowded ○ Remove blight/trash/non-working vehicles ○ Codes for trailers/RVs/boats ○ Airbnb and Rental of rooms in home 	

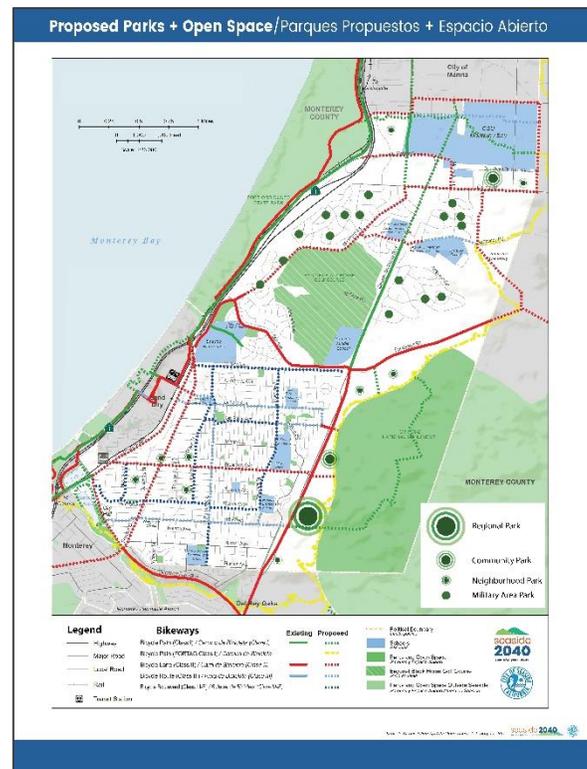
Parks and Open Space

This activity allowed participants to comment on the proposed parks and open space map. Participants generally agreed with the future direction of the proposed parks + open space map, as shown in the table below.

Comment Board - Did we hit the mark?	Tally
Yes	8 (1)
Maybe	4
No	3

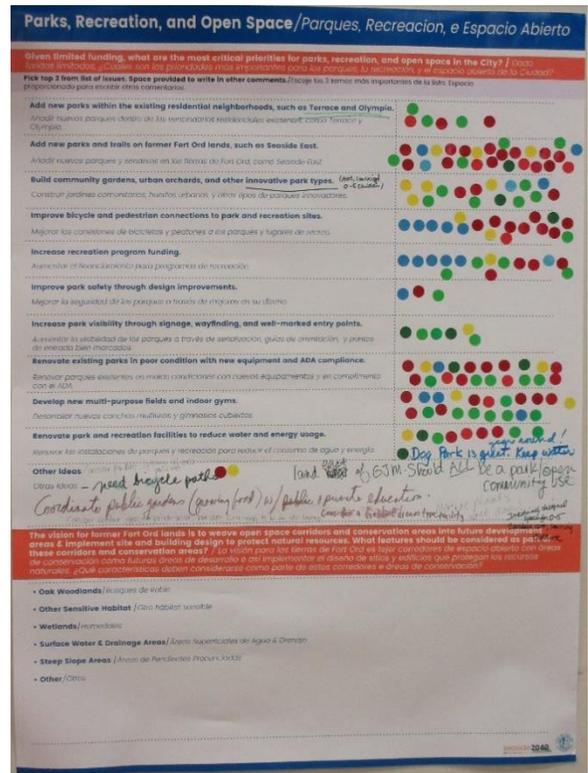
Participants also identified the following ideas for additional consideration:

- Too many bicycle routes
- Not enough bicycle routes
- Upgrade bicycle routes for safety
- More outdoor recreational spaces: tennis courts, pools, football fields, baseball fields, soccer fields
- Also, space for growing veggies and raising bees
- Create energy generation at the local level, by solar, wind, bio-diesel
- Utilize local colleges (MPC, CSUMB, Miis) for sustainable projects
- More parks, open rec areas (San Lucas + Broadway, for example)
- Please preserve budding Monterey pine forest on Eastside areas
- Parks that support the demographics of the community better (soccer, gazebo with promenade for live music)
- Spaces intentionally designed for families with children ages 0-5 with equipment appropriate for them
- No Eastside Parkway – preserve Monterey Downs land as open space
- Add a park area in West End development
- Fix up parks near Old Terrace Elementary School
- Preserve unique existing trail – “Elfin Forest Trail”
- Seaside Park across Seaside Middle School & GJM
- Preserve high visibility ridge at north end of Fort Ord
- No East Side Parkway
- Preserve as wildland park (north of Normandy Rd)
- Preserve Seaside Ridgelines (east of Veteran’s cemetery)
- Yes to parking and regional trails (southeast of Veteran’s cemetery)
- Neighborhood park connection at main Fort Ord entrance
- Class I path access to Cutino Park (limited vehicle parking should encourage bike use)
- If area along Fremont Blvd (between Broadway Ave and Military Ave) evolves into a mini-Main Street vibe, it should incorporate parks (it should be an expectation from the beginning)
- Main entrance to Seaside gracious, not a tall building
- More parks to East and West of Noche Buena (north of Kimball Avenue)



This interactive activity allowed participants to review park and recreation programs and to identify their top priority programs, given limited funding. Participants were also provided space to list other ideas. Participants prioritized adding new parks and trails on former Fort Ord lands, such as Seaside East. The next two highest priorities were renovating parks and recreational facilities to reduce water and energy usage and second, improving bicycle and pedestrian connections to park and recreation sites.

The second question asked participants to consider types of features that should be considered as part of envisioning the future of former Fort Ord lands. Participants were provided a list of five potential features and space for additional ideas. Participants did not provide any input on this question.



Given limited funding, what are the most critical priorities for parks, recreation, and open space in the City?	Tally
Add new parks within the existing residential neighborhoods, such as Terrace and Olympia	6
Add new parks and trails on former Fort Ord lands, such as Seaside East	27 (3)
Build community gardens, urban orchards, and other innovative park types	16 (2)
Improve bicycle and pedestrian connections to park and recreation sites	18 (5)
Increase recreation program funding	15 (6)
Improve park safety through design improvements	3 (1)
Increase park visibility through signage, wayfinding, and well-marked entry points	6
Renovate park and recreation facilities to reduce water and energy usage	20 (1)

Participants also identified the following ideas for additional consideration:

- Need bicycle paths
- Consider parking lots with each parking area
- Native plants all over
- Intentionally designed space for 0-5 children (combine art, learning, culture)
- Consider a field of dreams type facility
- Consider another gym → private sector, not sure city needs to be in this business
- Coordinate public gardens (growing food) with public & private education
- Land east of GJM should ALL be park/open community use
- Dog park is great. Keep water year-round.

Transportation

The transportation workshop station included eight boards focused on proposed changes to the General Plan *Circulation Element*.

- Two of the boards provided a summary of key transportation issues and opportunities including:
 - High rates of transit ridership compared to other cities in Monterey County
 - Lack of designated bicycle facilities
 - Pedestrian and bicycle collisions concentrated on Fremont Boulevard
 - Excess traffic capacity on City streets
 - Street classifications and planned improvements that focus primarily on motor vehicles
- These boards also highlighted a key transportation goal: to update the Circulation Element to be consistent with the California Complete Streets Act and with a greater emphasis on bicycling, walking and transit access.

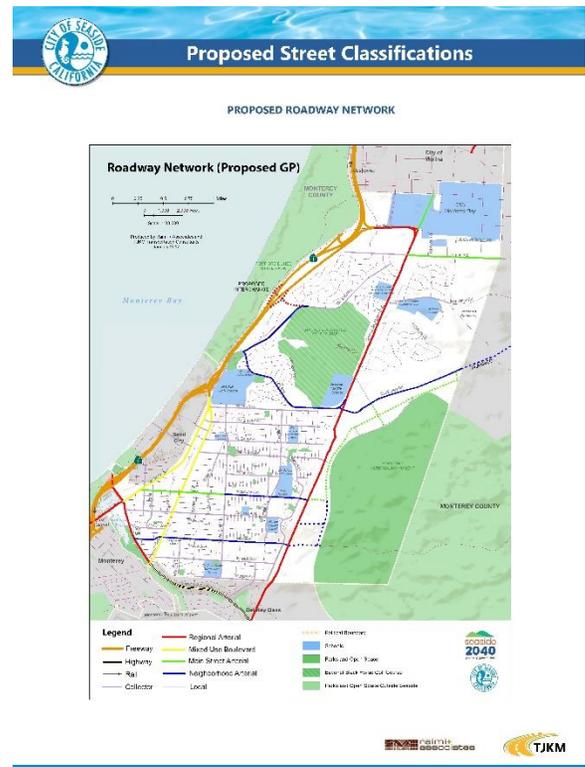
Proposed Street Classification Changes

A second transportation station presented proposed changes to the City’s arterial street network classifications. These changes would tailor the future design of each arterial street based on the surrounding land uses and emphasize multi-modal circulation. Key changes to street classifications and network changes are proposed on East Broadway Avenue and Fremont Blvd. Participants were provided with a map of the City’s roadway network and street diagrams of the proposed transportation network changes.

Comments on Proposed Street Classifications:

Participants used the street classification map and accompanying board to provide comments on the proposed ideas. While extensive comments were provided on the proposed bikeway network, comments on the roadway network were relatively limited:

- Several comments suggested a need for a 4-way stop-sign at Military/Noche Buena (outside Seaside High School) and prohibition of on-street parking near this corner to improve visibility.
- One commenter suggested that Seaside needs a “gracious” entrance-point (specifically focusing on the area near the Fremont/Canyon del Rey intersection).
- At the prior December 2016 workshop, attendees had selected several roadway redesign options for East Broadway and Fremont Avenue that included bicycle lanes, wider sidewalks and modifications to traffic lanes.

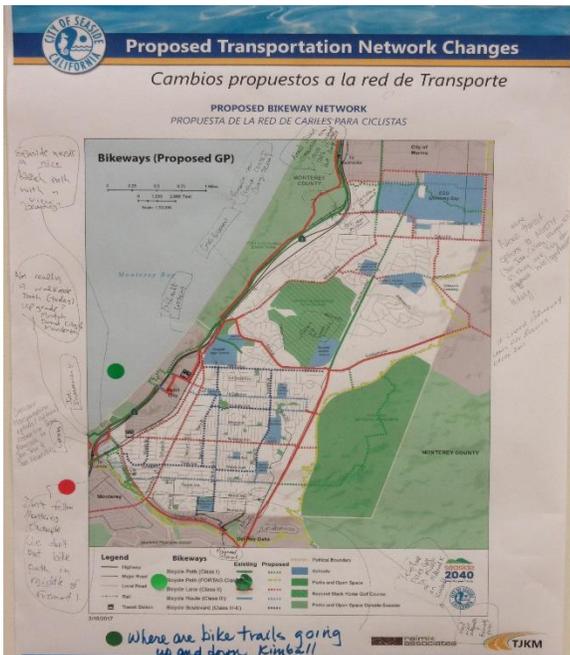


Proposed Bikeway Network

The third transportation station included boards summarizing proposed changes to the citywide bikeway network that would significantly expand the City’s network of bicycle paths, lanes and neighborhood routes, including:

- proposed *Class 2 bicycle lanes* on Fremont, Broadway and Del Monte
- proposed *Class 1 bicycle path* segments including the FORTAG Greenway trail
- proposed *Class 3 bicycle route* and *Class 3-E bicycle boulevard* segments on lower-volume residential streets and near schools

Comments on Proposed Bikeway Network: Participants used the bikeway network map and “types of bikeways” board to provide comments on the proposed ideas.



- Attendees particularly liked the “Class IV Protected Bikeway” – a relatively new type of bikeway that has been developed in other cities within the past decade.

Based on that input, the proposed Bikeway Network map may be updated to designate future “Class IV Protected Bikeway” segments on streets such as General Jim Moore Boulevard, Canyon del Rey and elsewhere where sufficient right-of-way exists.

A number of attendees provided detailed bicycle path recommendations, related to the proposed FORTAG trail and other trail opportunities, including:

- A potential Class I bicycle path along the east side of Highway 1 (north of Seaside High School).
- Restricting on-street motor vehicle parking on San Pablo Avenue to encourage bicycle use.
- Upgrading the coastal trail segment that passes

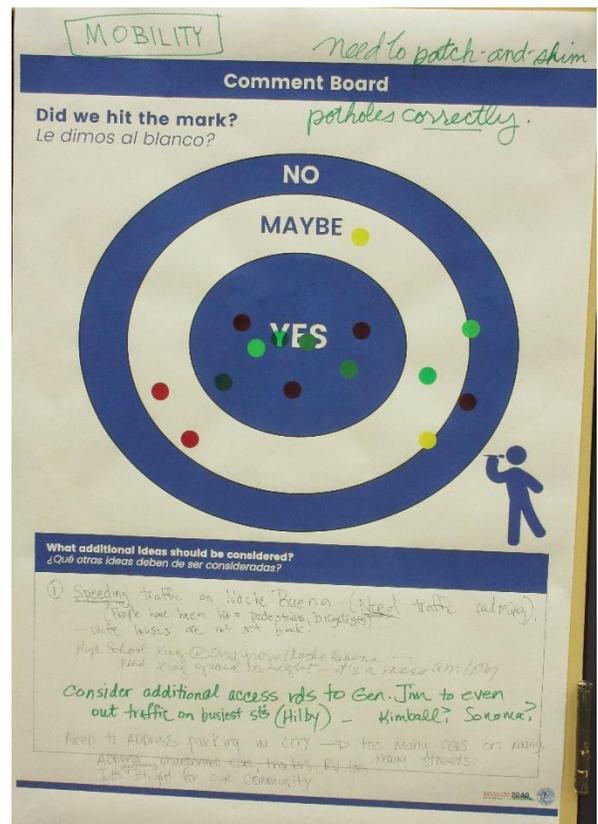
through Seaside, to provide a more scenic trail resource.

- Several commenters noted additional and complementary parks-related needs, while commenting on the proposed bikeway network.

General Comments - Transportation

Participants were then asked the question “did we hit the mark?” and provided space to include additional ideas that should be considered.

- The majority of participants agreed that the proposed General Plan transportation components “hit the mark,” as most attendees agreed with the proposed street classification and bikeway network changes.



Comment Board - Did we hit the mark?	Tally
Yes	8
Maybe	4
Maybe/No	2
No	1
<p>What additional ideas should be considered?</p> <ul style="list-style-type: none"> • Speeding traffic on Noche Buena (need traffic calming); People have been hit = pedestrians, bicyclists (note houses are not setback) • High school crossing at Ord Grove/Noche Buena – need crossing guard at night (it’s a mess am/pm) • Consider providing additional access roads to General Jim Moore Boulevard to even out traffic on busiest streets (Hilby) – Kimball and Sonoma were suggested as alternate routes that could be designated to connect with General Jim Moore Boulard. • Need to address parking in the City → too many cars on many, many streets • Address abandoned cars, trailers, RVs too. It’s unnecessary blight for our community. • Need to patch and shim potholes correctly 	