

seaside2040

your city, your future.



Seaside General Plan & Housing Element: *Community Workshop*

June 20 & 22, 2023

Tonight's Roadmap

1. *Opening Presentation (30 mins)*
 - a) *Review the General Plan Update Process and Community Engagement*
 - b) *Discuss the Structure and Organization of the General Plan and key policy ideas*
 - c) *Provide background on the 6th Cycle Housing Element*
2. *Open House (75 mins)*



Plan Updates

General Plan Update

- *Sets the 20-year vision for the city*
- *Address current and future challenges, building on community assets*
- *Provides policy direction for future decision-making across 12 chapters*
- *Establishes pattern of future development in the city (where, what kind, and how much)*
- *Out for public review*

Housing Element Update

- *8-year plan for meeting the housing needs of the community*
- *Required General Plan element*
- *Out for public review*

Zoning Code Update

- *Establishes development standards and process*
- *Release date anticipated in Q4*

Environmental Impact Report

- *Evaluates and discloses the potential impact of plan buildout*
- *Release date anticipated in Q3*

What is a Seaside 2040?

The City's General Plan is a road map for the future of the community

1 Sets the direction

The Plan sets the direction and prioritizes community values through the Vision & Guiding Principles.



2 Required by State of California

The State of California requires every city and county to have a general plan to guide the physical layout of a community.



3 Builds on Existing Plans

Seaside 2040 will build upon existing City Plans.



4 Establishes a Policy Framework

The Plan will establish goals and policies to guide decision making and permit or encourage specific actions.



5 Designates Land Use and Transportation Network

The Land Use & Mobility Elements play an important role in identifying the physical layout and facilities needed to achieve the community vision.



6 Focuses on Implementation

Seaside 2040 goals and policies will be supported by specific implementation activities that specify responsibilities, timing, and funding.



General Plan Topics

Elements Required

- *Land Use*
- *Circulation*
- *Housing*
- *Conservation*
- *Open Space*
- *Noise*
- *Safety*
- *Environmental Justice*

General Plan addresses other topics:



SUSTAINABILITY
+ CLIMATE
CHANGE



HEALTH AND
EQUITY



NEW MOBILITY



ECONOMIC
DEVELOPMENT



INFRASTRUCTURE/
PUBLIC FACILITIES
AND SERVICES

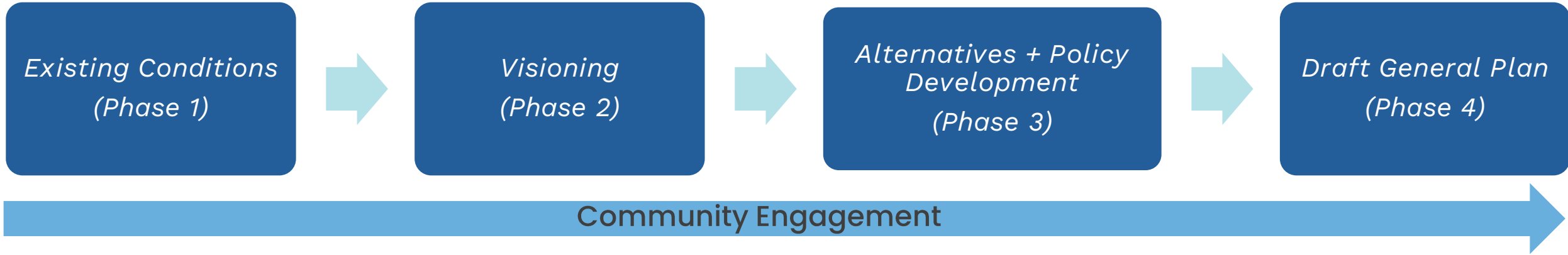


PARKS AND
RECREATION

STATE OF CALIFORNIA
2017
General Plan
Guidelines
GOVERNOR'S OFFICE OF
PLANNING AND RESEARCH

Seaside 2040 Process

Completed Work:



Phases Happening Now:



Previous Community Engagement Activities






- *5 community meetings*
- *8 General Plan Task Force meetings*
- *10+ Stakeholder interviews*
- *Project website*
- *Informal outreach with Spanish-speaking community*
- *2 Joint City Council and Planning Commission meetings*
- *2 Planning Commission Meetings*

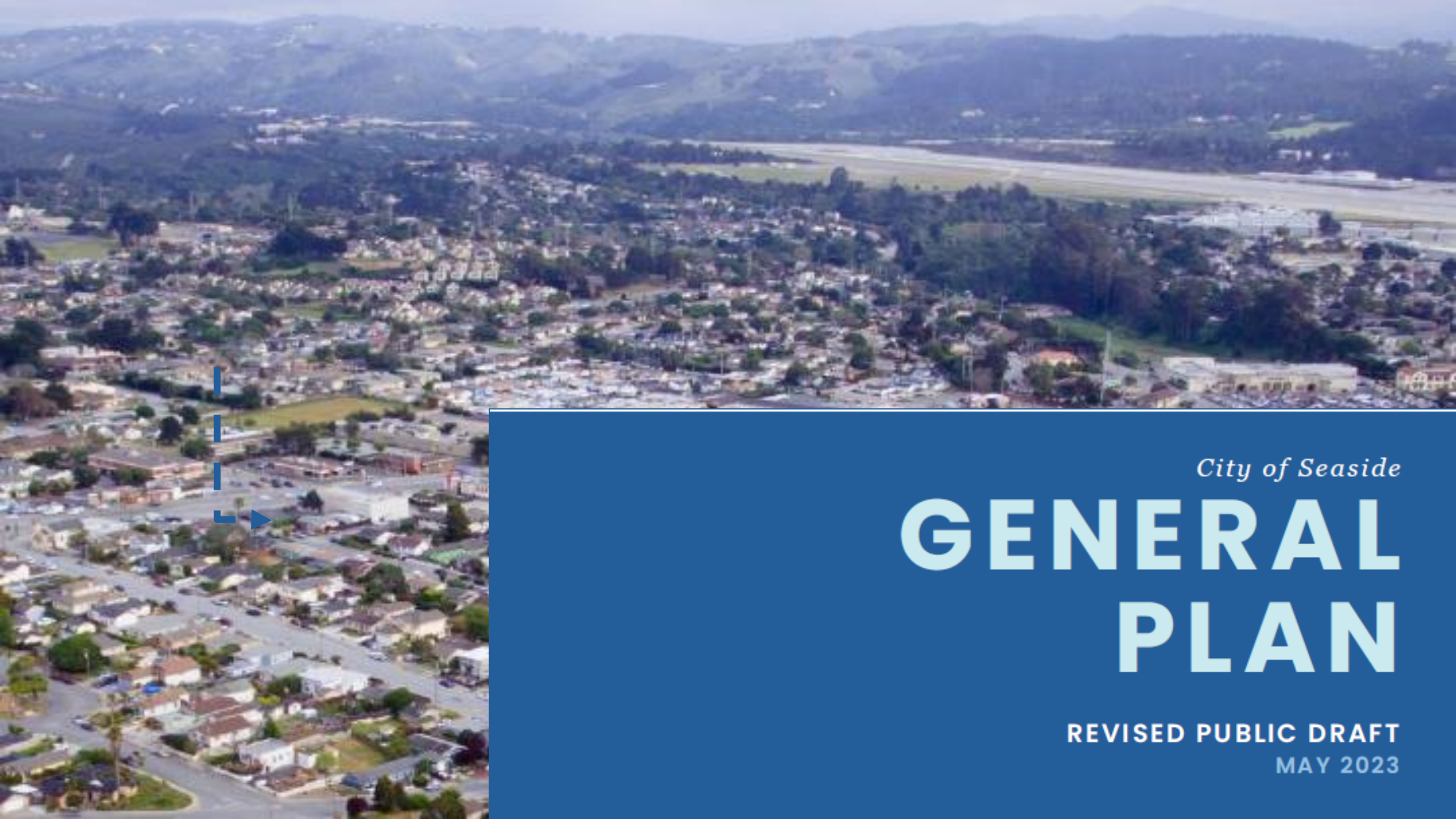


Recent and Upcoming Community Engagement Activities

- *Stakeholder Interviews – June 2022*
- *City Council Meeting – May 18, 2023*
- *Homeless Commission - May 23, 2023*
- *Tabling at Laguna Grande Park Farmers Market - June 15, 2023, 3pm*
- *Community Workshop (virtual) – June 20, 2023*
- *Planning Commission Meeting on the Housing Element – June 21, 2023, 6pm*
- *Seaside Housing Collaborative - June 21, 2023, 10am Oldemeyer Center*
- *Community Workshop (in person) – June 22, 2023, 6pm Oldemeyer Center*
- *Neighborhood Improvement Commission - TBD June 2023*
- *Environmental Commission and Art and History Commission - TBD June 2023*
- *Commission on Jobs, Opportunities & Businesses in Seaside - TBD June 2023*

Vision and Key Values Woven into the Plan

-  *Socially-Progressive*
-  *Environmentally-Sensitive*
-  *Economically-Prosperous*
-  *Connected Land Use + Mobility*
-  *A Destination*



City of Seaside

GENERAL PLAN

REVISED PUBLIC DRAFT

MAY 2023

General Plan Elements / Chapters

Vision + Guiding Principles

Land Use + Community Design

Economic Development

Housing

Mobility

Parks, Open Space + Conservation

Healthy + Sustainable Community

Infrastructure + Community Facilities

Safety

Noise

Implementation

Example Element Organization



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*

Setting the Scene

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.



New park equipment.

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.



Blues in the park.

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.



Bayonet and Blackhorse golf courses.

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

Policy Framework Structure

Goals

- | *A general expression of community values*
- | *and direction, expressed as ends*

| — → **Policies**

| *A specific statement that guides
decision-making*

| — ▶ **Implementation Actions**

| *An action, partnership, or program
that carries out a policy*

Policy Framework

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.

CHAPTER 7: PARKS AND OPEN SPACE

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:

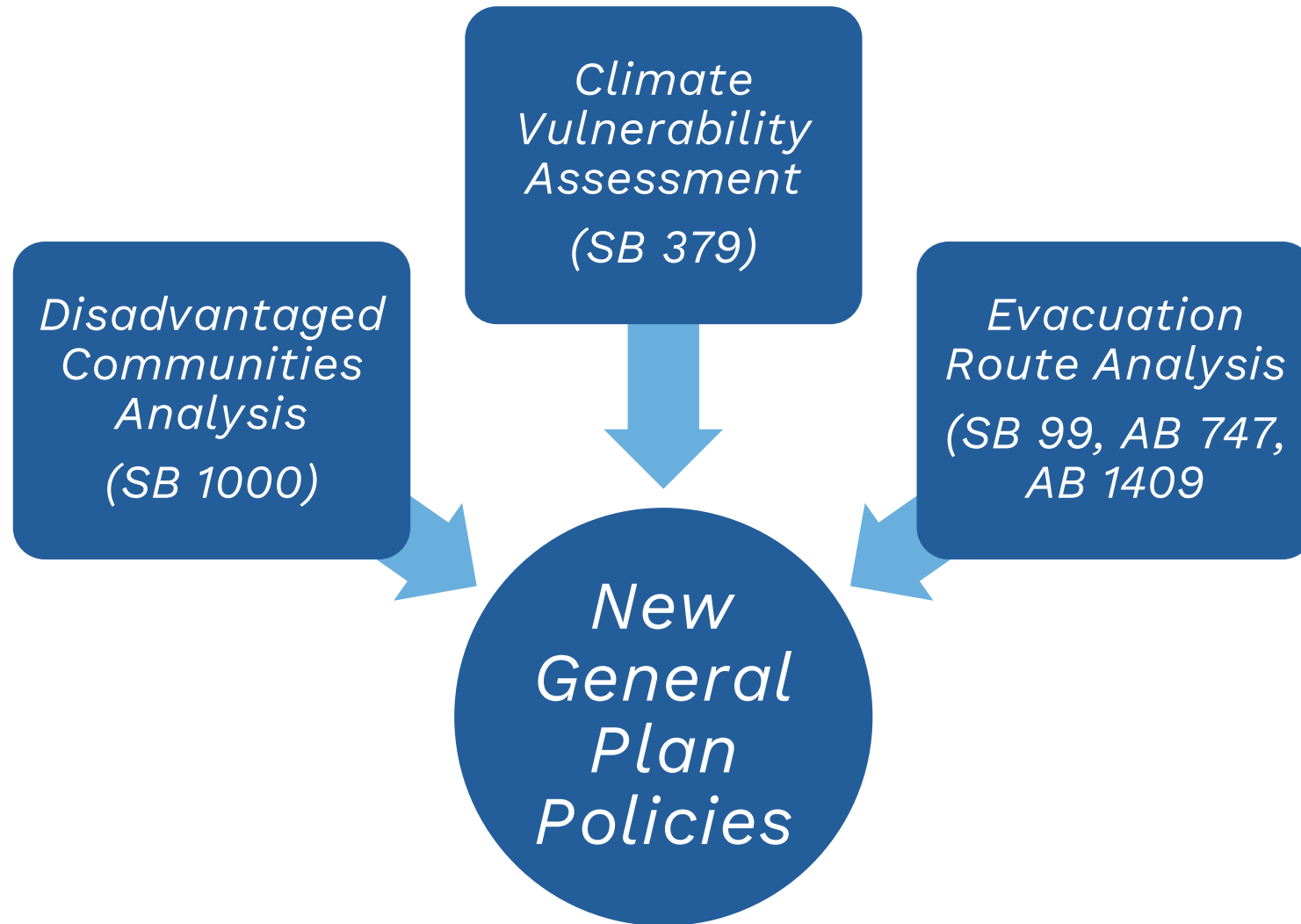
- **Joint use agreements.** Establish and maintain joint use agreements with the Monterey Peninsula Unified School District, CSUMB, federal government, and Monterey Peninsula Regional Parks District to allow greater park access.
- **Partnerships.** Strengthen public-private partnerships with groups, 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.

Implementation Actions

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

Key Updates to the General Plan



Additional Changes

- *Adoption of Seaside's Campus Town Specific Plan*
- *Fort Ord Reuse Authority Transition*
- *Incorporation of comments from 2018*

Seaside 2040

Revised Public Review Draft General Plan

Land Use + Community Design Element

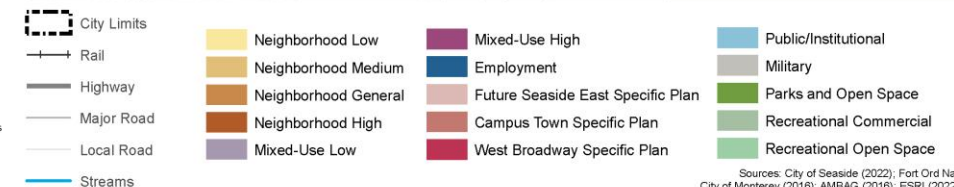
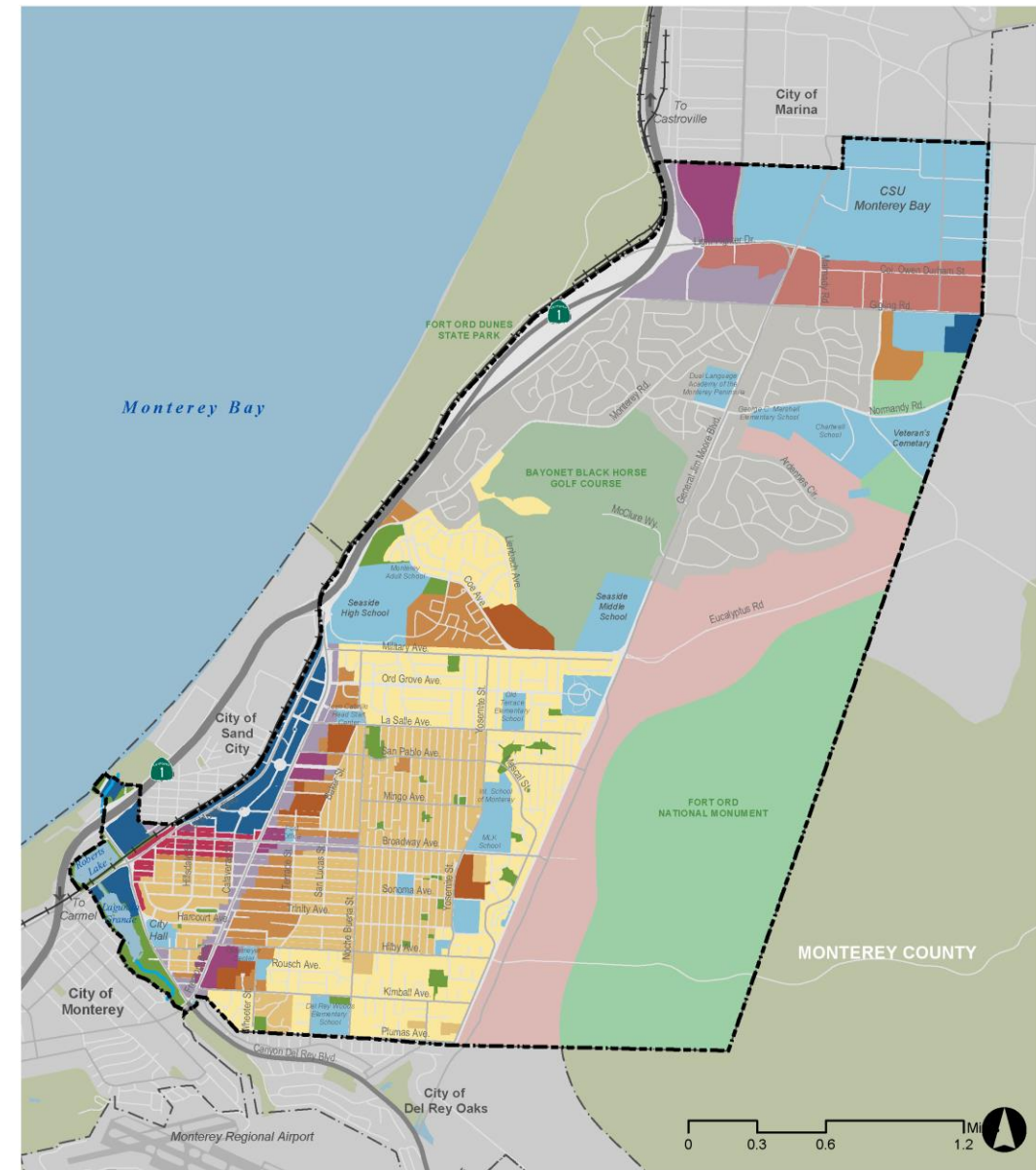
Key Ideas

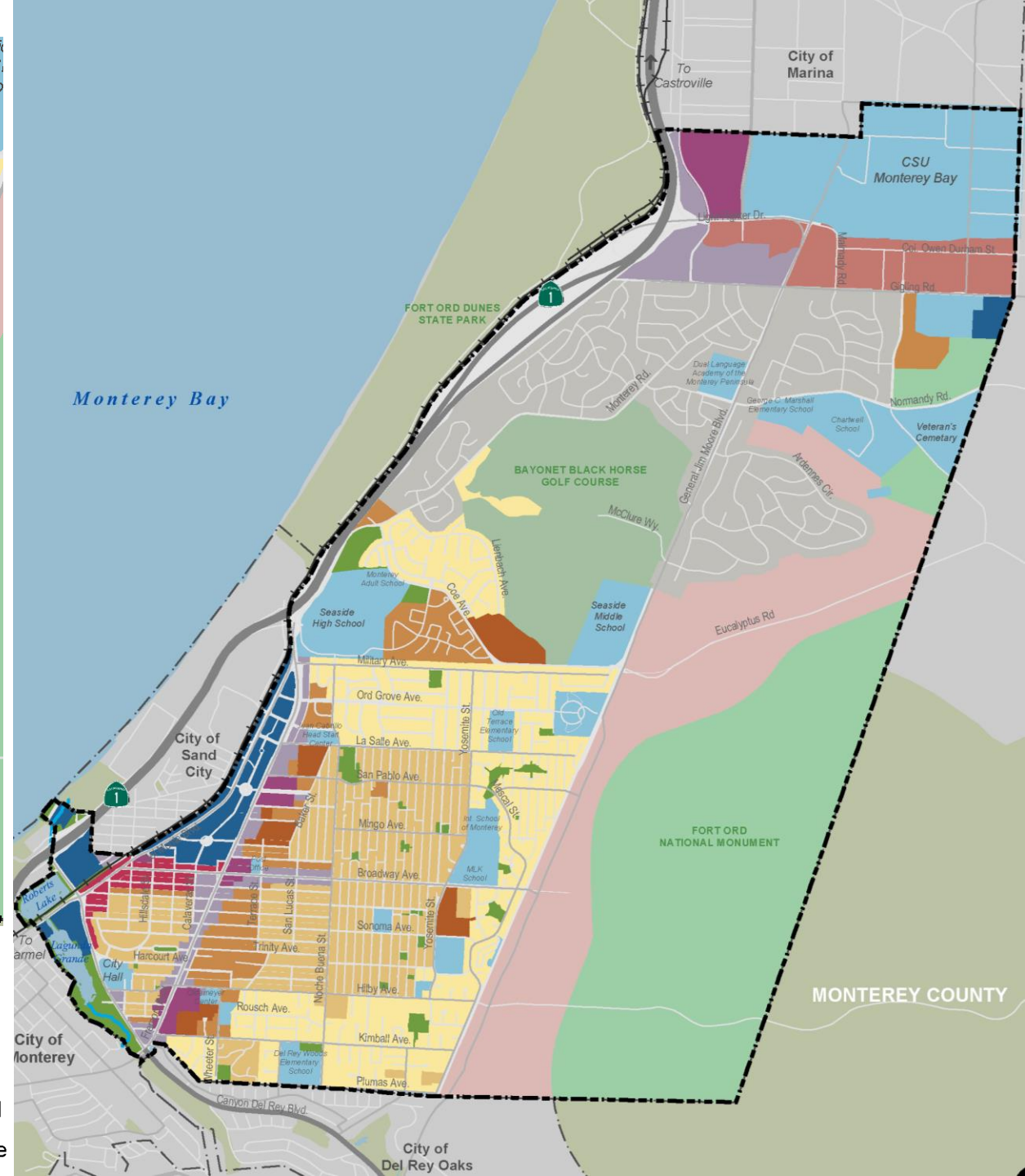
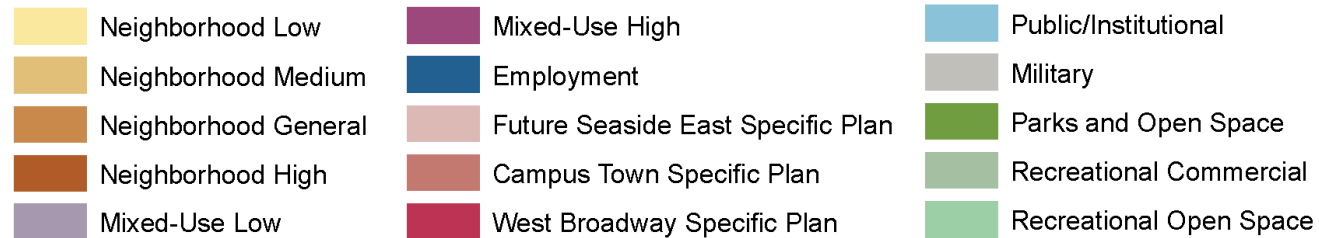
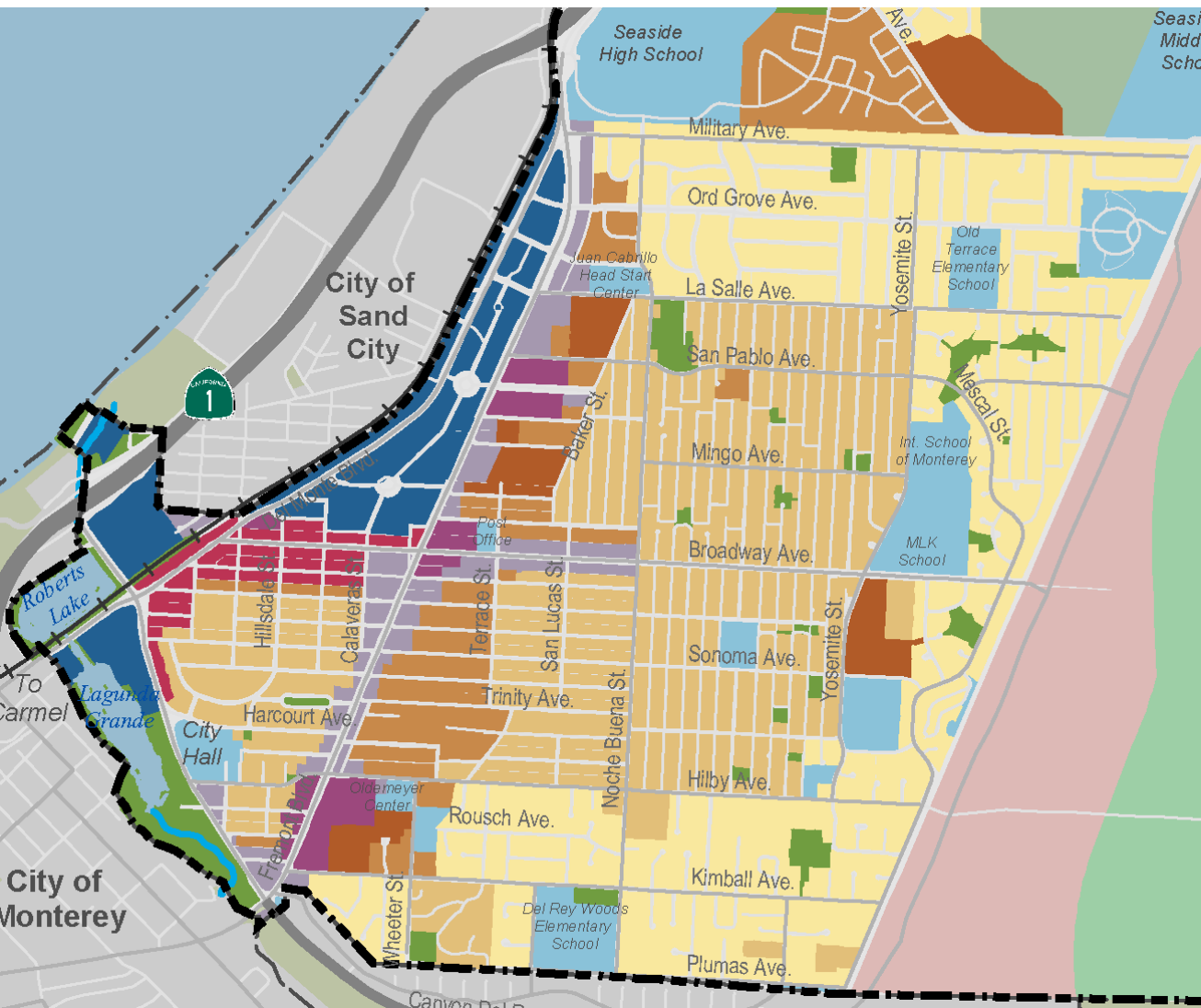
- *New growth areas weave together with established neighborhoods*
- *Increased employment opportunities*
- *New and revitalized retail and commercial activity*
- *Housing production support*
- *Visible and strong arts and cultural identity*
- *A safe, well-designed urban environment oriented and scaled to pedestrians and bicyclists*



General Plan Designations

- Establishes policy direction
- Designations show the proposed distribution, location, and extent of land uses and density in the City
- Maps focus on future growth and physical development (not necessarily what's on the ground now)
- The map is supported by other policies (Citywide and planning sub-area). Other Elements ensure there is adequate infrastructure and services





Economic Development Element

Key Ideas

- *A healthy business climate*
- *A strengthened and diversified economy*
- *Seaside's labor force is highly utilized and recognized*
- *Regional institutions of higher learning are key partners, contributors, and beneficiaries*



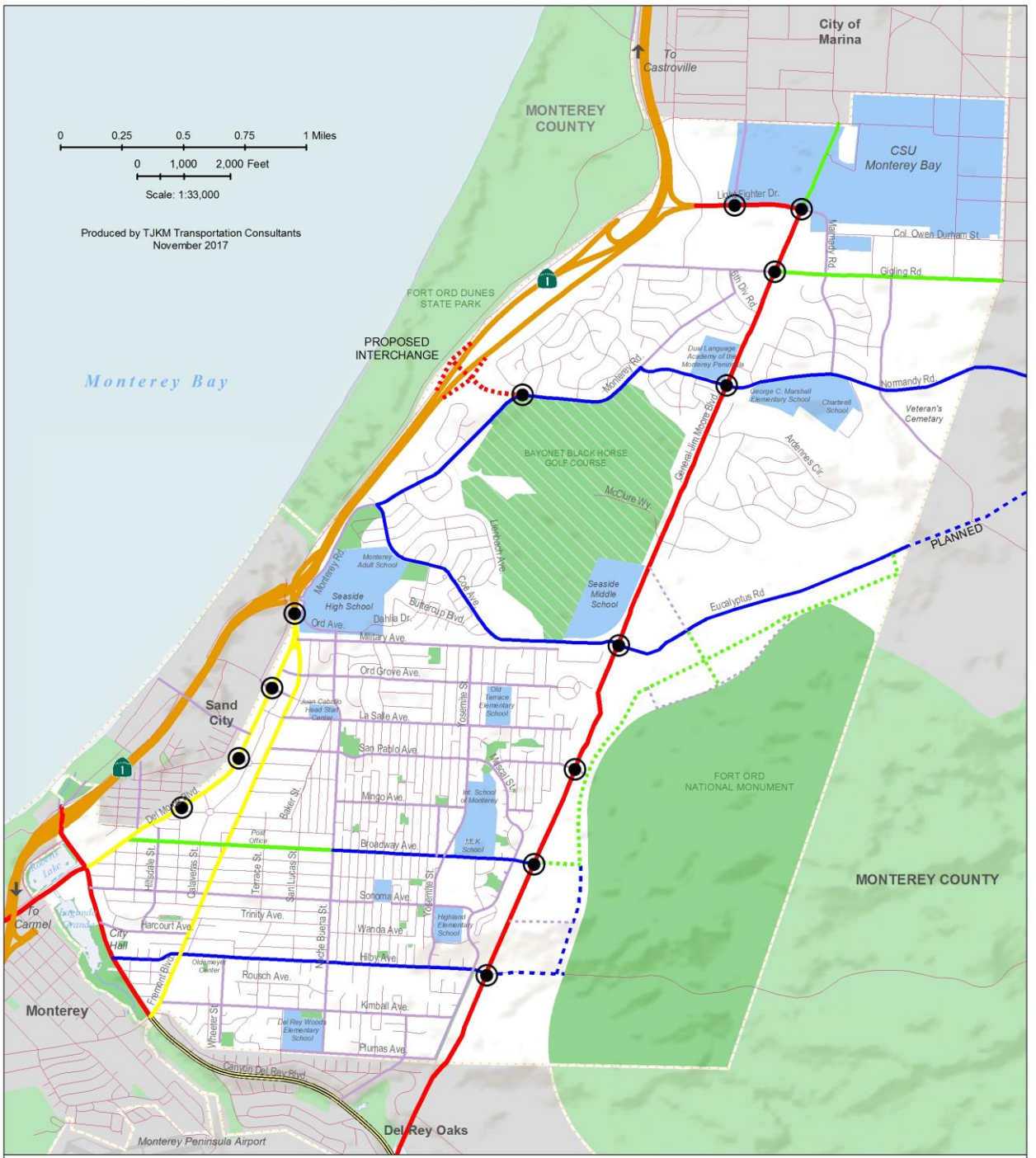
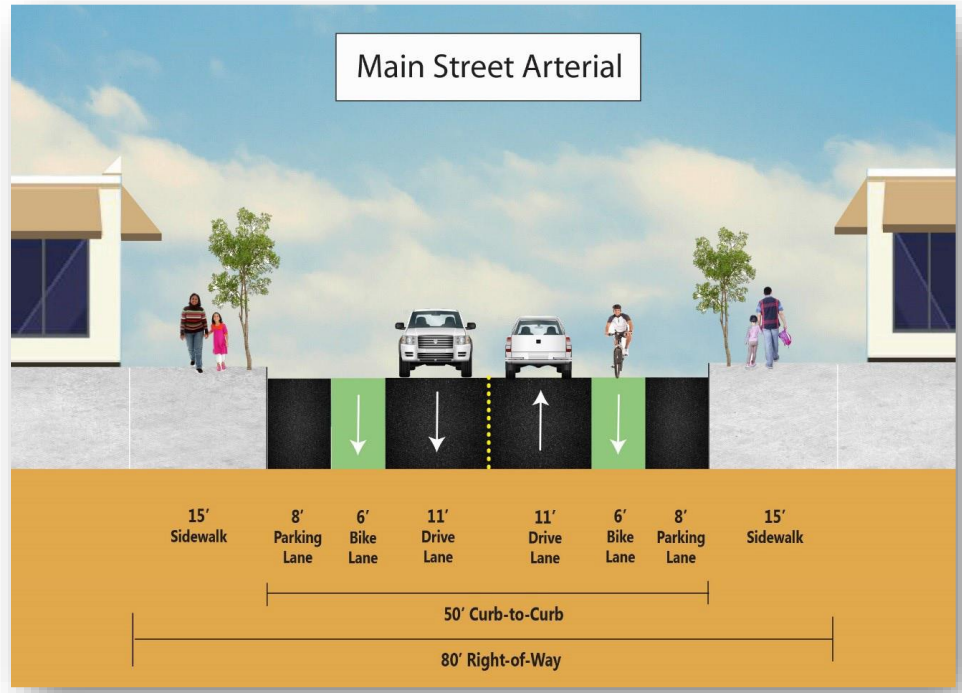
Mobility Element

Key Ideas

- *A network of “complete streets” that meets the needs of all users*
- *The transportation system is both safe and environmentally sustainable*
- *A citywide bicycle network that connects uses*
- *Transit service that is frequent and convenient*
- *Seaside’s circulation system is integrated with the larger regional transportation system*



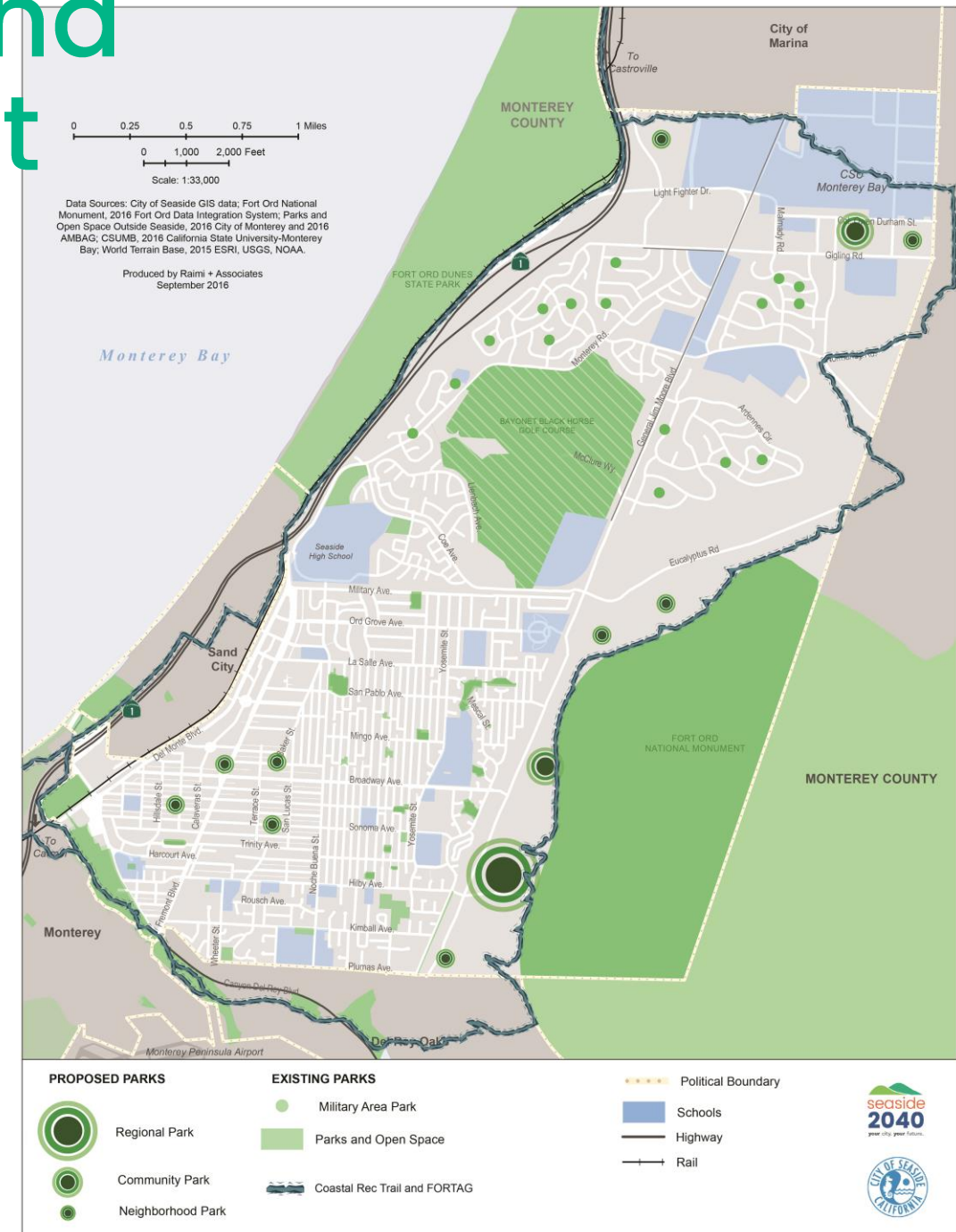
Main Street Arterial



Parks, Open Space, and Conservation Element

Key Ideas

- *Well-maintained, accessible, and safe parks, recreational facilities, and open spaces*
- *Environmental sustainability at new and existing park and recreational facilities*
- *Sensitive species and habitat protected*
- *New development supports the City's natural resources*
- *A strong sense of cultural resources and historical places*
- *A City that protects, conserves, and enhances the natural beauty and resources within the coastal zone*

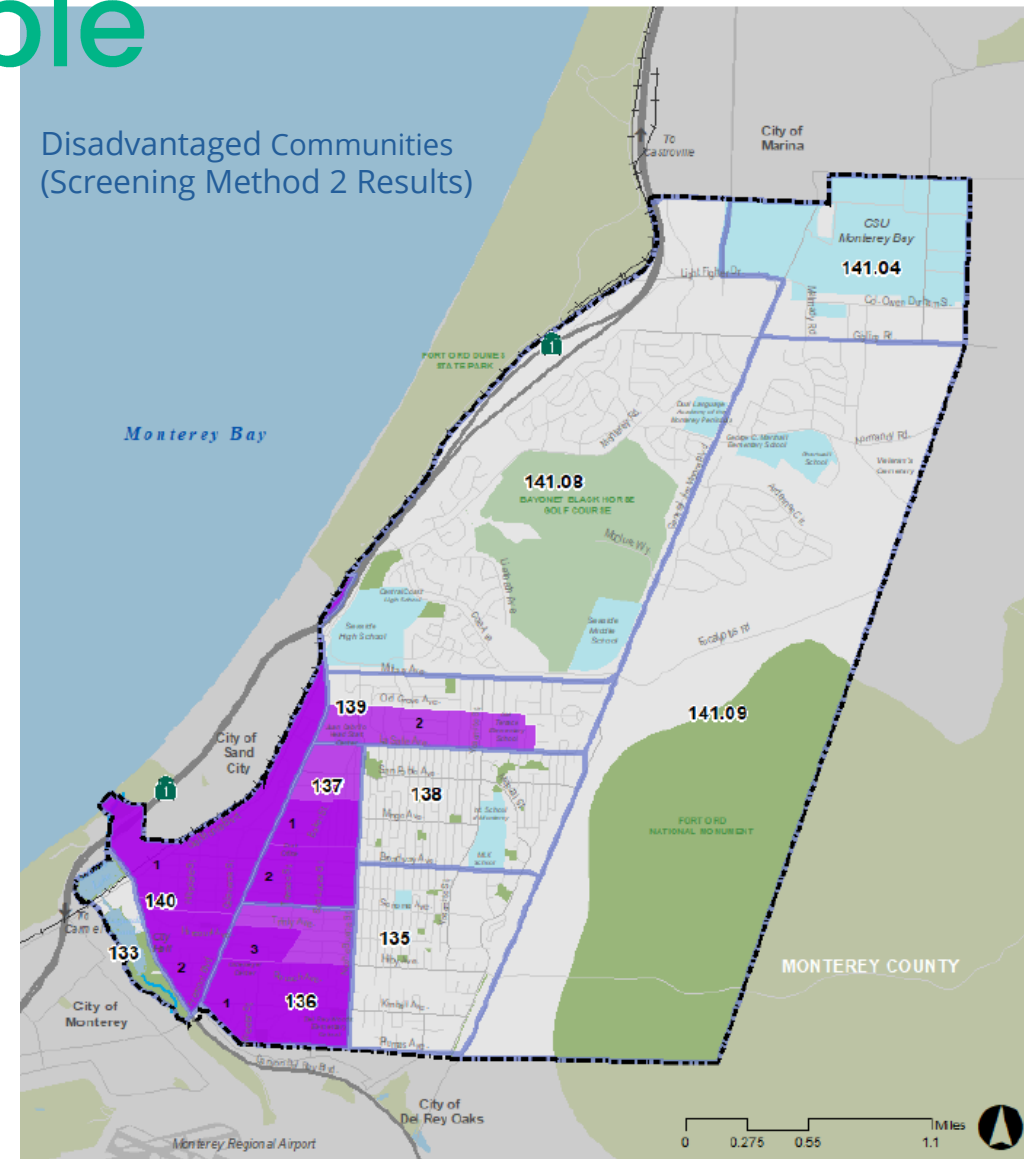


Healthy and Sustainable Community Element

Key Ideas

- Access to affordable, quality health care, mental health care, and social services
- Neighborhoods designed to encourage a healthy lifestyle for all people
- Programs and partnerships that address the diverse childcare needs of its community
- High-quality educational and expanded workforce opportunities
- 40% reduction in community-wide emissions by 2030 and carbon neutrality by 2045
- New construction that meets a high-level of environmental performance

Disadvantaged Communities
(Screening Method 2 Results)



Potential DACs

Potential DACs

Census Tracts

Census Tracts

Monterey Bay

Monterey Bay

City Limits

City Limits

City Parks and Open Space

City Parks and Open Space

Rail

Rail

Context Parks

Context Parks

Highway

Highway

Major Road

Major Road

Local Road

Local Road

Community Facilities and Infrastructure Element

Key Ideas

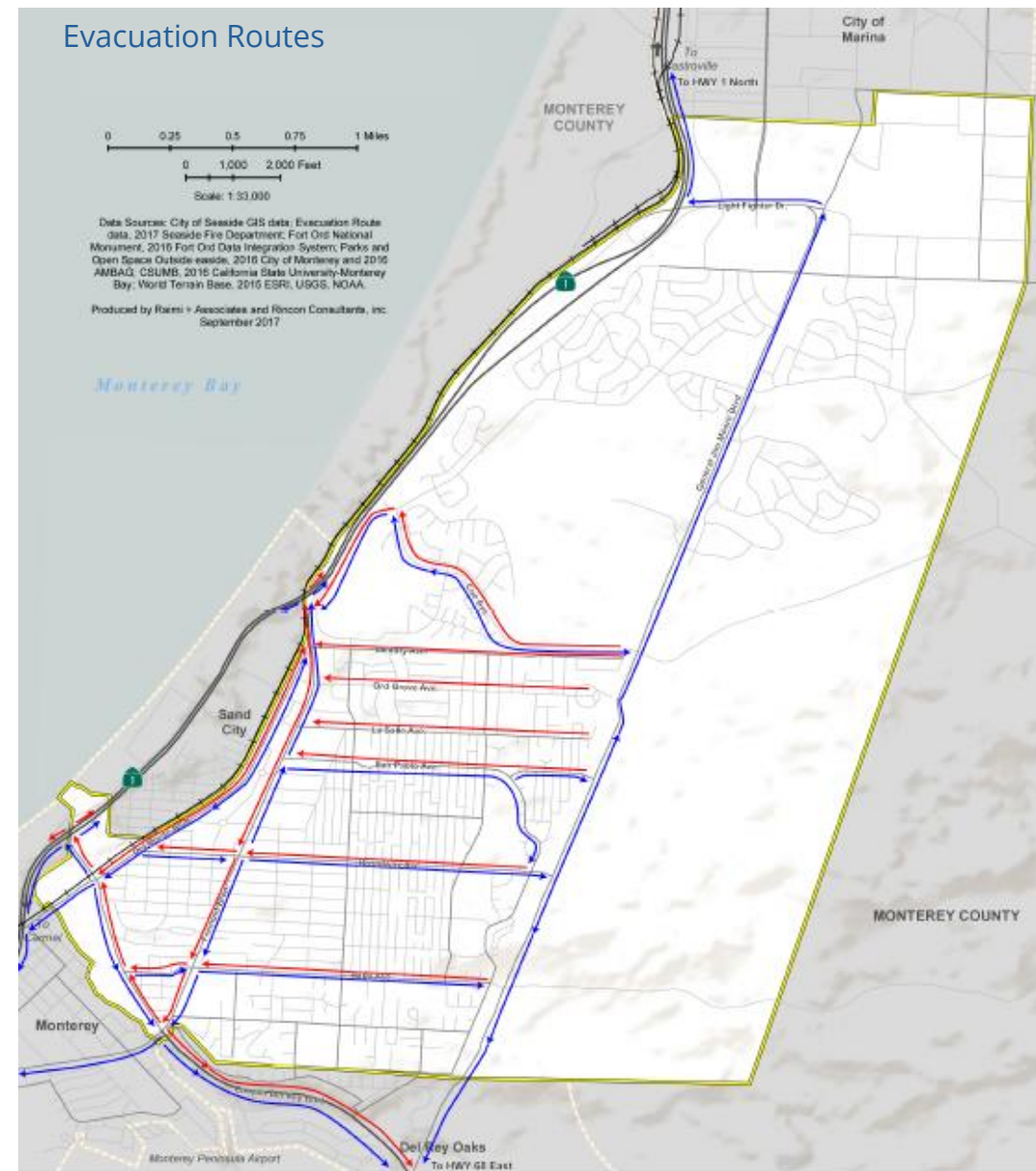
- *Infrastructure to support existing development and future growth*
- *A sustainable water supply*
- *Well-maintained water and sewer systems*
- *A flexible and effective system that reduces solid waste*
- *City-wide access to high-quality energy utility, telecommunication services, and affordable broadband*



Safety Element

Key Ideas

- A high standard of public-safety services
- Effective emergency response following a natural or human caused disaster
- Protection from earthquakes, landslides, tsunamis, and other natural disasters
- Safeguarding residents from flooding and sea level rise
- Minimization of risk of fire hazards in the city and wildfire hazards
- Safe and effective remediation of hazardous and toxic materials
- A resilient built and natural environment, service lines, and community



CITY OF SEASIDE
2023-2031 HOUSING ELEMENT (6TH CYCLE)



BACKGROUND

- One of the required elements of the General Plan
- Housing Element Requirements
 - Provide a variety of housing types of all income groups
 - Assist in the development of lower and moderate income housing
 - Remove constraints to housing
 - Conserve and improve existing housing
 - Affirmatively further fair housing
- Must be updated according to statutory schedule – December 15, 2023
- Must be reviewed by State Department of Housing and Community Development (HCD) for compliance with State law

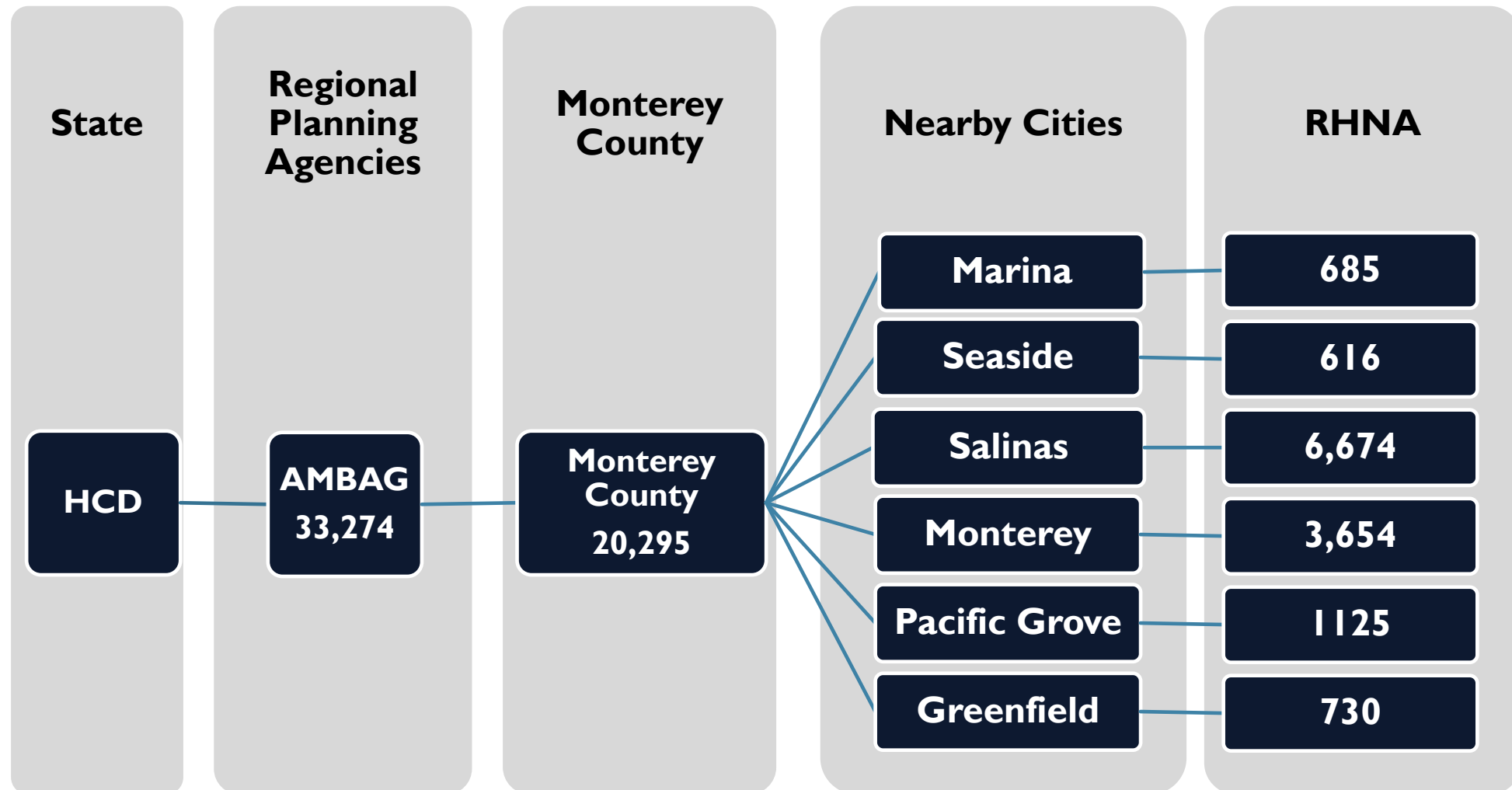
NEW STATE LAWS

- **AB 686 – Affirmatively Furthering Fair Housing**
 - Address segregation, disproportionate needs, mobility/choices, and anti-displacement
- **SB 166 – No Net Loss of Capacity**
 - If sites are being developed with fewer total units and/or not in the income levels assumed in the Housing Element – City either has to make finding that there are still adequate sites available as shown in the Housing Element or identify new properties to make up for loss within 180 days
- **AB 1397 – Minimum Density**
 - Sites for lower income - at least 20 du/acre
 - Minimum site size 0.5 acre; maximum site size 10 acres
 - Substantial evidence that existing uses will not impede redevelopment
 - By-right approval of projects on sites used also in 5th cycle HE if 20% of units are reserved for lower income
- **AB 72 – Increased HCD Enforcement**
 - HCD may revoke certification and report violations to Attorney General to enforce

HCD COMPLIANCE

- Ineligibility for State funds - HOME
- Avoid rezoning limitation of one year if compliance is achieved on time (within 120 days of statutory deadline)
- Avoid risk of litigation
- Avoid suspension of City's authority to issue building permits
- Avoid "Builder's Remedy" (City cannot deny a project based on inconsistency with the General Plan or zoning)

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) – 2023-2031



REGIONAL HOUSING NEEDS ASSESSMENT

Income Category	Seaside RHNA			
	5 th Cycle (2015-2023)		6 th Cycle (2023-2031)	
Very Low*	95	24.2%	86	14.0%
Low	62	15.8%	55	8.9%
Moderate	72	18.3%	156	25.3%
Above Moderate	164	41.7%	319	51.8%
Total	<u>393</u>	100%	<u>616</u>	100%

*Pursuant to Government Code 65583(a)(1), 50% of the very low category is assumed to be extremely low income

Monterey County Area Median Income (AMI) = \$90,100

MEETING THE RHNA

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	1,379	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

MEETING THE RHNA – EXISTING GENERAL PLAN

	Income Level				Total
	Extremely/ Very Low (0-50% AMI)	Low (51%-80%)	Moderate (81%-120%)	Above Moderate (121%+)	
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	10		3	--	13
Community Commercial	20		6	--	26
High Density Residential	--		3	--	3
Medium Density Residential	--		6	--	6
Grand Total	60		47	--	107

MEETING THE RHNA – PROPOSED GENERAL PLAN

	Income Level				Total
	Extremely/ Very Low (0-50% AMI)	Low (51%-80%)	Moderate (81%-120%)	Above Moderate (121%+)	
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		--	18
Mixed Use-Low	49			--	49
Mixed Use-High	20	25		--	20
Neighborhood General	--	11		--	11
Grand Total	87		65	--	152

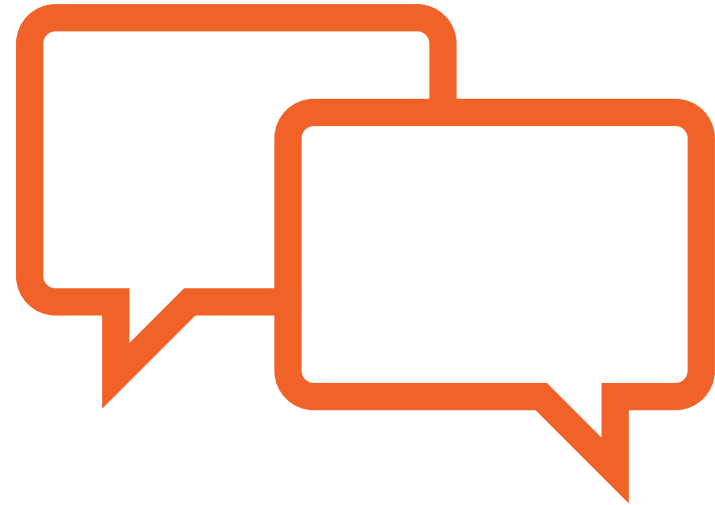
NEXT STEPS

- Draft Housing Element released for 30-day public review – May 25
- Draft Housing Element to HCD for 90-day review – mid-July
- Planning Commission and City Council hearings for adoption – November/December
- HCD review of adopted Housing Element – January/February 2024

Open House

Rules of Engagement

- *Be a good listener*
- *Welcome all viewpoints and value diversity*
- *Show common courtesy and respect*
- *Share the air*
- *Avoid editorials*
- *Honor time*



Stay Involved!

Public Review Period

- *The Public Review Draft Housing Element is open for public comment until **June 26, 2023**.*
 - *Send any comment to: **Alexia Rapoport** algarcia@ci.seaside.ca.us or by mail to City Hall at 440 Harcourt Ave, Seaside, CA 93955*
- *The Revised Public Review Draft General Plan is open for public comment until **July 21, 2023**.*
 - *Send any comments to: **Andrew Myrick** AMyrick@ci.seaside.ca.us or by mail to City Hall at 440 Harcourt Ave, Seaside, CA 93955*



www.seaside2040.com