

Resolution # 01-8

Resolution Certifying that the)
Amendments to the Zoning Ordinance of)
the City of Seaside are Consistent with)
the Fort Ord Base Reuse Plan.)

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. On June 13, 1997, the Fort Ord Reuse Authority ("FORA") adopted the Final Base Reuse Plan prepared in accordance with the requirements of Government Code Section 67675, et seq.
- B. Section 67675, et seq., of the Government Code, provide that, after FORA has adopted a reuse plan, each county or city within the territory occupied by Fort Ord is required to submit to FORA its general plan or amended general plan and zoning ordinances satisfying the requirements of said statutes.
- C. By Resolution No. 98-1, the Authority Board of FORA adopted policies and procedures that address how the Authority Board will implement the provisions of the Government Code referenced in Paragraph B.
- D. The City of Seaside is a member agency of FORA and has property that falls within the territory occupied by Fort Ord and falls within the jurisdiction of FORA.
- E. After conducting a duly noticed public meeting on July 19, 2001, the city council of the City of Seaside (the "City"), by Ordinance No. 897, approved an amendment to the City's Zoning Ordinance which adopted policies and programs, for certain of the territory of the City within the jurisdiction of FORA. A copy of the amendment to the City's Zoning Ordinance is attached as Exhibit A and made a part of this Resolution.
- F. The City made findings that the Fort Ord Base Reuse Plan Final Environmental Impact Report, certified by the Board on June 13, 1997, and the Negative Declaration prepared by the City for the amendments to its Zoning Ordinance ("Amendments"), adequately studied the potential environmental impacts of the Amendments and were prepared in compliance with the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines. The City adopted a Negative Declaration or imposed any required mitigation measures or mitigation-monitoring program for identified potential significant environmental impacts; with respect to environmental impacts that could not be reduced to less than significant level, the City determined that overriding considerations justified the approval of the Amendments.
- G. The City made findings that the Amendments are consistent with the Fort Ord Base Reuse Plan, are consistent with FORA's plans and policies and are otherwise consistent with the Fort Ord Reuse Authority Act. Further, the City considered the Fort Ord Base Reuse Plan EIR and adopted Addenda to the EIR, and other evidence supporting the findings.
- H. On July 31, 2001 the City provided FORA with a complete copy of the Amendments, the resolutions and ordinance approving the Amendments, a staff report and materials relating to the Amendments, a copy of the Negative Declaration and CEQA findings, and findings and evidence supporting its determination that the Amendments are consistent with the Fort Ord Base Reuse Plan and the Fort Ord Reuse Authority Act (collectively, "Supporting Material"). The City requested that FORA certify the Amendments as being consistent with

the Fort Ord Base Reuse Plan for those portions of the City of Seaside that lie within the jurisdiction of the Fort Ord Reuse Authority.

- I. The Executive Officer of FORA has reviewed the Amendments and Supporting Materials with the Working Group and Administrative Committee of FORA and has submitted a report recommending that the Board find that the Amendments to the Seaside Zoning Ordinance for those portions of the City of Seaside that lie within the jurisdiction of the Fort Ord Reuse Authority, are consistent with the Fort Ord Base Reuse Plan.
- J. The description of "Planned Development Mixed Use" Land Use Designation from page 3-50 of FORA Fort Ord Reuse Plan reads: "This designation is intended to encourage the development of pedestrian-oriented community centers that support a wide variety of commercial, residential, retail, professional services, cultural and entertainment activities." A selection from the list of the final "Permitted Range of Uses" includes: multiple family dwellings, neighborhood retail, regional retail, business parks, office/research and development uses, entertainment uses, commercial recreation, parks, community centers, public buildings & facilities, including visitor centers, cultural centers, museums, transit centers, etc.
- K. Chapter 8, Section 8.02.010(a)(4) guides the determination of use consistency and reads: "(a) In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board shall disapprove any legislative land uses decision for which there is substantial evidence supported by the record, that [it] (4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property..."
- L. "Visitor-Serving Uses" as a designation is not in conflict with or incompatible with uses within the broadly defined Planned Development Mixed Use (PDMU) designation or the R-1-FO and V-FO Districts (which are analogous to the land use designations in the Fort Ord Reuse Plan) and such uses may be an important and integral component to support the variety and range of listed uses.
- M. Planning determinations of land use consistency with planning documents do not require a perfect match within the State of California. For example, the State Office of Planning and Research definition in the General Plan Guidelines cited with approval by courts states: "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment."
- N. FORA needs to determine consistency based upon the overall general plan and zoning ordinance submittal and a fuller variety of review factors, not predicated on precise matches or failure of one or two possible areas of concern.

NOW THEREFORE the Board hereby resolves as follows:

1. The Board has reviewed and considered the Fort Ord Base Reuse Plan Final Environmental Impact Report and the City's Negative Declaration (collectively, the "Environmental Documentation") and finds that in the independent judgment of the Board, the Environmental Documentation are adequate and in compliance with the California Environmental Quality Act ("CEQA") and the same documents are hereby determined sufficient for purposes of FORA's determination of consistency of City's Amendments to its Zoning Ordinance.


2. The Board has considered the Amendments and Supporting Material provided by the City of Seaside and the recommendation of the Executive Officer and Administrative Committee.
3. The Board took this action at a meeting calendared and noticed by the Executive Officer of FORA, for the purpose of certifying or refusing to certify, in whole or in part, the Amendments and to consider whether to approve and certify that the Amendments meet the requirements of the Fort Ord Reuse Authority Act and are consistent with the Fort Ord Base Reuse Plan.
4. The Board finds that, in regard to the Amendments, the City has followed the procedures and fulfilled the requirements of the Implementation Process and Procedures of the Fort Ord Base Reuse Plan and the Master Resolution and has met the requirements of Government Code section 67675, and following.
5. The Board finds that the City has provided substantial evidence that the Amendments are consistent with the Fort Ord Base Reuse Plan. The evidence includes, but is not limited to, the City of Seaside Ordinance No. 897 and the Supporting Material. The Board further finds that the legislative decision made hereto has been based in part upon the substantial evidence submitted regarding allowable land uses in, and not limited to, the city's land use districts, a weighing of the Base Reuse Plan's emphasis on a resource constrained sustainable reuse that evidences a balance between jobs created and housing provided, and that the cumulative land uses contained in the Seaside Zoning Ordinance are not more intense or dense than those contained in the Base Reuse Plan.
6. City of Seaside's Amendments to its Zoning Ordinance, as contained in Ordinance No. 897 will, considering all their aspects, further the objectives and policies of the Final Base Reuse Plan and are hereby approved and certified as meeting the requirements of Title 7.85 of the Government Code and are consistent with the Fort Ord Base Reuse Plan.

Upon motion of Vice Mayor Gustafson seconded by Council Member Mancini, the foregoing resolution was passed this 10th day of August, 2001, by the following vote:

AYES: 9
NOES: 0
ABSENT: 4

I, JIM PERRINE, Chair of the Board of Directors of the Fort Ord Reuse Authority of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of the said Board of Directors duly made and entered in the approved minutes thereof at Item 8 a of said minutes of the proceedings of the Fort Ord Reuse Authority's Board of Directors meeting of August 10, 2001.

DATED: 9/25/01

By 
JIM PERRINE
Chair, Board of Directors
Fort Ord Reuse Authority

CITY OF SEASIDE
Staff Report

TO: Honorable Mayor and City Council

FROM: Interim Director of Community Development

DATE: July 5, 2001

ITEM: **ACTION:** Consider amendments to Chapters 17.79 and 17.83 of the Zoning Ordinance adding conditional uses in the R-1-FO and V-FO Zoning Districts. **(First Reading)**

Objective:

To allow by conditional use convenience commercial uses in the R-1-FO District and to allow by conditional use residential, timeshare, and employee housing in the V-FO District.

Recommendation: Approve the Zoning Amendments in accordance with the following actions: 1) Resolution adopting the Negative Declaration (Attached Exhibit A); 2) Adoption of Ordinance amending the text of the Seaside Zoning Ordinance (Attached Exhibit B);

Project Description: The following is a description of each amendment:

- **Chapter 17.79 - R-1-FO Amendment:** The amendment adds convenience commercial and affordable housing as conditional uses in the Fort Ord Single Family Residential District. The amendment discontinues use of the Hannon development standards and adds a new method for determining development standards through a development agreement.
- **Chapter 17.83 - V-FO Amendment:** The amendment adds residential, timeshare and employee housing as conditional uses in the Fort Ord Visitor Serving District. Timeshare units would be counted as commercial hotel development in terms of the limits on such units in the Seaside General Plan. Residential uses would adhere to the development standards of the R-1-FO District, and be limited to the overall Seaside General Plan limit on residential units within the Seaside portion of the former Fort Ord.

Planning Commission Recommendations: At its June 13, 2001 meeting, the Planning Commission recommended adoption of the Negative Declaration, and amendments to the R-1-FO and V-FO Zoning Districts.

Consistency with the General Plan: The proposed amendments will conform to the Seaside General Plan and to the Seaside Fort Ord Lands General Plan Amendment.

- **R-1-FO:** The Seaside General Plan (Residential Land Use Policy E-3, and the Land Use Map) includes commercial opportunity sites within the residential areas of Fort Ord. Residential Land Use Program E-2.1 requires the City of Seaside to provide standards for development of convenience commercial within residential neighborhoods. This amendment brings the R-1-FO District of the Zoning Ordinance into conformance with this requirement of the General Plan. The other amendments to the R-1-FO District will not conflict with the General Plan. Land use density and total number of residential units allowed would not be affected by this amendment.
- **V-FO:** Timeshare uses are considered to be transient accommodations, as opposed to residential uses, because occupancy by any one individual or family is limited in duration during a given year. Timeshare developments differ from other transient visitor accommodations in types of construction, forms of ownership, patterns of use and occupancy, and commercial management. As a distinct type of use, they warrant inclusion within the framework of the City's Zoning Ordinance. The timeshare units would be included within an existing limit of 500 accommodation units in the V-FO Zoning District (2015 build-out). Because the timeshare units are considered transient accommodations they are consistent with the General Plan designation of visitor serving uses.

The V-FO Zoning Ordinance amendment would also conditionally allow residential uses and employee housing. Currently no residential uses are allowed within the V-FO Zone District. The first development character and design objective for the new golf course community reads as follows:

Integrate the new residential development around the golf course in a way that optimizes the golf course frontage and views to this significant open space amenity. Consider rerouting the courses into the adjacent residential lands and find opportunities to integrate new residential development within the existing golf course area to improve the integration of this amenity into the new community.

Thus, an objective of the Seaside General Plan is to integrate the golf courses and residential areas, by either extending the golf courses into the residential areas, or the residential areas into the golf courses, or both. The V-FO zoning ordinance amendment would allow for residential development within the golf course area, which is consistent with this objective for the new golf course community.

The total number of residential units allowed within the Residential Planning Area of the Seaside portion of the former Fort Ord would remain the same because the total number of residential units is controlled by the Seaside General Plan. The Seaside General Plan allows up to 4,580 residential units within the Residential Planning Area, including 3,365 units in the new golf course community surrounding the existing golf courses (Table D and Chapter XI-C Residential Planning Area in the Seaside General Plan Fort Ord Amendment).

Development standards and densities for residential uses within the V-FO Zone District would be the same as in the R-1-FO Zone District. The zoning amendment would result in a different distribution of housing but the total number of units in the Residential Planning Area is capped in the General Plan and would remain the same.

Environmental Impacts: An Initial Study has been prepared which supports the adoption of a Negative Declaration for the project. The Initial Study and Negative Declaration were circulated for a 20-day review period that ended on Monday, June 18, 2001. No comment letters were received during the public review period. The Seaside Planning Commission held a duly noticed hearing on the proposed zoning amendments on June 13, 2001. No public comments on the Negative Declaration were received during that hearing.

Estimated Water Demand: The proposed project will not result in the increase of water and/or require a water allocation by the City of Seaside.

Staff Analysis: The following is an analysis of each proposed amendment:

R-1-FO: The R-1-FO zoning amendment would conditionally permit commercial development within single-family residential districts within Fort Ord. The addition of this conditional use brings the R-1-FO District into conformance with the Seaside General Plan, which designates commercial opportunity sites within residential areas of the Fort Ord portion of Seaside.

V-FO: The V-FO zoning amendment would conditionally permit the development of residential uses within the existing golf course area. This is consistent with Seaside General Plan objectives for the New Golf Course Community, which call for the integration of residential uses within the golf course. The Polygon 20h area west of General Jim Moore Boulevard is designated in the Seaside General Plan as Medium Density Residential (SFD) with R-1-FO zoning. The area is currently occupied by the Presidio of Monterey (POM) Annex housing. When Fort Ord Reuse Plan land use designations were developed for the area, it was expected that the POM Annex would relocate to Polygon 20c east of General Jim Moore Boulevard and the area west of General Jim Moore Boulevard would be redeveloped with civilian housing. However, it now appears likely that the POM Annex housing will remain in place, and that the civilian housing planned for that area would be built elsewhere within the Residential Planning Area. If the V-FO zoning ordinance is amended to conditionally allow residential uses, some of the residential units would be located in the area of the existing golf courses. This residential development would help to realize the vision of a Golf Course Residential Community integrated with the existing golf courses consistent with Development Character and Design Objectives for the New Golf Course Community.

The V-FO zoning amendment would also conditionally permit timeshare uses within the existing golf course area. Timeshare uses are considered to be a type of transient accommodation use, and are therefore appropriate within the resort area associated with the golf course. The timeshare units would be counted within the total number of accommodation units allowed under the Seaside General Plan. The City is drafting a timeshare ordinance for consideration. The timeshare ordinance will define timeshare terminology, and set development conditions, fees and taxes for timeshare units.

The V-FO zoning amendment would conditionally permit employee housing. This use would enable the development of affordable housing for hospitality workers at the golf course resort.

Prepared by:

Reviewed for Submission to the
City Council

Louis Dell Angela

Daniel E. Keen, City Manager

Exhibit A

**Resolution recommending adoption of the Negative
Declaration**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, RECOMMENDING THE ADOPTION OF A NEGATIVE DECLARATION REGARDING A PROPOSED ZONING ORDINANCE AMENDMENT TO AMEND CHAPTER 17.79 AND 17.83 TO THE SEASIDE MUNICIPAL CODE (FILE Z-01-03).

WHEREAS, the City of Seaside has proposed amendments to the Official Zoning Ordinance in accordance with Section 17.68.020 of the Seaside Municipal Code to:

Amend the text of Chapter 17.79 and Chapter 17.83 to conditionally allow several new uses in the R-1-FO and V-FO Districts, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Initial Study and Negative Declaration of Environmental Impact was prepared and circulated for a 20 day public review period beginning May 30, 2001 and ending June 18, 2001, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) a notice of availability and a notice of public hearing was posted at the Office of the County Clerk for 20 days and published on May 31, 2001 in the *Monterey Peninsula Herald*, and

WHEREAS, at a duly noticed public hearing held on July 5, 2001, in accordance with State and City requirements relating to zoning amendments, the Seaside City Council considered oral and written testimony regarding the application and made the following findings:

1. The proposed ordinance does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of major periods of California history or prehistory.
2. The proposed ordinance does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals
3. The proposed ordinance does not have environmental effects, which are individually limited, but "cumulatively considerable."
4. The proposed ordinance will not cause substantial adverse effects on human beings, either directly or indirectly.
5. The proposed ordinance does not have any adverse effects on wildlife resources as set forth in Section 735.5 (d) of Title 14, California Code of Regulations.

RESOLVED, the City Council of the City of Seaside, State of California, at a duly noticed public hearing during its regular meeting of July 5, 2001 accepted and considered both oral and written testimony concerning the project, now therefore be it further

RESOLVED, the City Council of the City of Seaside, State of California, recommends adoption of the R-1-FO and V-FO Zone Districts Conditional Uses Amendment Negative Declaration, as shown in Attachment 1, in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Seaside, State of California, on the 5th day of July, 2001.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SEASIDE THIS
___ DAY OF JULY, 2001, BY THE FOLLOWING ROLL CALL VOTE:**

| | |
|-----------------|-------------------------|
| AYES: | COUNCIL MEMBERS: |
| NOES: | COUNCIL MEMBERS: |
| ABSENT: | COUNCIL MEMBERS: |
| ABSTAIN: | COUNCIL MEMBERS: |

SIGNED

JERRY C. SMITH, MAYOR
City of Seaside

ATTEST:

JOYCE E. NEWSOME, City Clerk

Attachment 1
Proposed Negative Declaration

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The City of Seaside (lead agency) intends to adopt a Negative Declaration for the proposed Affordable Housing Development Standards, R-1-FO and V-FO Zone Districts Conditional Uses Amendment. As required by the California Environmental Quality Act (CEQA) Guidelines, section 15072, this notice of intent provides the required information for this action. The City of Seaside invites all interested persons and agencies to comment on the proposed Negative Declaration.

The review period ends Monday, June 18, 2001.

Lead Agency: City of Seaside

Decision-Making Body: City of Seaside

Project Location: City of Seaside, California: Parcels zoned R-1-FO (Fort Ord Single-Family Residential) and V-FO (Fort Ord Visitor Serving Commercial), and all parcels on which residential uses are permitted or conditionally permitted

Project Description: The proposed project is the amendment of the Seaside Zoning Ordinance. Chapter 17.45 would include the following principal components:

- Establishment of flexible development standards for affordable housing using the existing conditional use permit and design review approval procedures; and
- Establishment of a definition of affordable housing and a methodology for establishing pricing on affordable housing units (based on State redevelopment law).

The amendment to Zone District R-1-FO would include the following principal components:

- Discontinue use of the R-1-H (Hannon) development standards;
- Add the Development Agreement process as an optional method for establishing development standards;
- Add affordable housing as a conditional use;
- Add convenience commercial uses a conditional use; and
- Add development standards for convenience commercial uses.

The amendment to Zone District V-FO would include the following principal components:

- Add residential uses as a conditional use;
- Add development standards (from R-1-FO) for residential uses;
- Add timeshare uses as a conditional use; and
- Add employee housing as a conditional use.

No changes are proposed to the zoning map.

Public Review Period: Begins – Wednesday, May 30, 2001
Ends – Monday, June 18, 2001

Proposed Mitigated Negative Declaration is Available for Public Review at these Locations: City of Seaside Community Development Department
440 Harcourt Avenue
Seaside, CA 93955
(831) 899-6220

Address Where Written Comments May be Sent: Seaside Public Library,
550 Harcourt Avenue, Seaside, CA 93955
(831) 899-2055

Address Where Written Comments May be Sent: Richard James
EMC Planning Group Inc.
310 Lighthouse Avenue, Suite C
Monterey, CA 93940
FAX: (831) 649-8399

Public Hearing: Seaside Planning Commission
Date: Wednesday, June 13, 2001
Time: 7:00 pm
Location: City of Seaside City Hall
440 Harcourt Avenue
Seaside CA 93955
Telephone: (831) 899-6220

The proposed zone amendment will be considered for adoption by the Seaside City Council following a recommendation from the Seaside Planning Commission. This action is tentatively set for Thursday, June 21, 2001 with a second reading on Thursday, July 5, 2001.

Signature

Date

Louis Dell'Angela, Community Development Director

City of Seaside

Exhibit B

**Ordinance adopting text amendments to the Seaside
Zoning Ordinance, including changes to Chapter 17.79,
Fort Ord Single Family Residential District and 17.83,
Fort Ord Visitor Serving District**

CITY OF SEASIDE
CITY COUNCIL
ORDINANCE No.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, RECOMMENDING THE ADOPTION OF AN AMENDMENT TO TITLE 17 OF THE SEASIDE MUNICIPAL CODE, THE ZONING ORDINANCE, TO ADD CONDITIONAL USES TO CHAPTER 17.79, R-1-FO —FORT ORD SINGLE-FAMILY RESIDENTIAL DISTRICT AND CHAPTER 17.83 V-FO FORT ORD VISITOR SERVING COMMERCIAL DISTRICT
(FILE Z-01-03).

WHEREAS, the City of Seaside has prepared draft amendments to Chapter 17.79 and Chapter 17.83 of the Seaside Zoning Ordinance conditionally allowing several new uses in the R-1-FO and V-FO Districts, and

WHEREAS, the State Planning and Zoning Law requires that zoning be consistent with the General Plan, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Initial Study and a Negative Declaration of Environmental Impact was circulated for a 20 day public review period beginning May 30, 2001 and ending June 18, 2001, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) a notice of availability and a notice of public hearing was posted in the Office of the County Clerk for 20 days and published on May 31, 2001 in the *Monterey Peninsula Herald*, and

WHEREAS, at a duly noticed public hearing held on June 13, 2001, the Seaside Planning Commission recommended adoption of the Negative Declaration, and

WHEREAS, at a duly noticed public hearing held on July 5, 2001 in accordance with State and City requirements relating to zoning amendments, the City Council considered oral and written testimony regarding the proposed amendments to amend Chapter 17.79 and Chapter 17.83 to allow new conditional uses and made the following findings:

1. The zoning ordinance amendment is consistent with Seaside Fort Ord Lands General Plan Amendment Residential Land Use Program E-2.1, requiring that the City establish zoning standards for convenience/specialty retail within residential districts at Fort Ord.
2. The zoning ordinance amendment is consistent with the Seaside Fort Ord Lands General Plan Amendment zoning map, which indicates opportunity sites for convenience/specialty retail within residential districts at Fort Ord.

3. The zoning ordinance amendment is consistent with Seaside Fort Ord Lands General Plan Amendment Residential Planning Area Development Character and Design Objective 1, which promotes the integration of residential uses into the existing golf course area and the possible rerouting of the golf course into the residential areas to optimize the golf course frontage and views to this significant open space amenity.
4. The zoning ordinance amendment is internally consistent with the Seaside Municipal Code.
5. The zoning ordinance amendment will maintain City control over development standards through the requirement of a Development Agreement for residential development in the R-1-FO and V-FO Districts.
6. The zoning ordinance amendment will reduce traffic congestion and air pollution by allowing the development of specialty/convenience retail uses in residential neighborhoods at Fort Ord.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SEASIDE
DOES ORDAIN AS FOLLOWS:**

Amend Chapter 17.79 and 17.83 as shown in Attachments 1 and 2.

Section One. Violations. Any person, firm or corporation, whether as principal or agent, employed or otherwise, violating or causing or permitting the violations of this Ordinance is guilty of an infraction.

Section Two. Severability. If any part of this Ordinance, even as small as a word or phrase, is found to be unenforceable such finding shall not affect the enforceability of part hereof.

Section Three. Effective Date. This Ordinance shall become effective thirty (30) days after its final passage and adoption.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
SEASIDE THIS ____ DAY OF JULY, 2001, BY THE FOLLOWING ROLL CALL VOTE:**

| | |
|-----------------|-------------------------|
| AYES: | COUNCIL MEMBERS: |
| NOES: | COUNCIL MEMBERS: |
| ABSENT: | COUNCIL MEMBERS: |
| ABSTAIN: | COUNCIL MEMBERS: |

SIGNED

JERRY C. SMITH, MAYOR
City of Seaside

ATTEST:

JOYCE E. NEWSOME, City Clerk

Attachment 1

Proposed Amendments to Chapter 17.79

**AMENDMENT TO CHAPTER 17.79 OF THE ZONING CODE,
R-1-FO — FORD ORD SINGLE-FAMILY RESIDENTIAL DISTRICT, TO CLARIFY
PROVISIONS RELATED TO DEVELOPMENT OF SMALL COMMERCIAL
AND RESIDENTIAL USES, INCLUDING AFFORDABLE HOUSING**

***SUGGESTED NEW LANGUAGE IS UNDERLINED;
SUGGESTED DELETIONS ARE SHOWN IN STRIKE-THROUGH***

Chapter 17.79

R-1-FO — Fort Ord Single-Family Residential District

Sections.

| | |
|-----------|--|
| 17.79.010 | Purpose |
| 17.79.020 | Area of Jurisdiction |
| 17.79.030 | Other Zoning Regulations |
| 17.79.040 | Principal Permitted Uses |
| 17.79.050 | Accessory Buildings, Structures and Uses |
| 17.79.060 | Conditional Uses |
| 17.79.070 | Use Determination |
| 17.79.080 | District Regulations |

17.79.010 Purpose. The purpose of this chapter is to provide consistent development guidelines for lands designated SFD in the City of Seaside General Plan, Fort Ord Lands, Land Use Element, to promote and encourage the creation of new medium density neighborhoods consisting primarily of single-family detached homes and services appurtenant thereto and to establish community form guidelines for lands within the former Fort Ord that are consistent with existing city neighborhoods as well as other Monterey Peninsula communities. (Ord. 878 Exh. A(part), 1998).

17.79.020 Area of Jurisdiction. The regulations in this chapter are applicable to lands designated SFD, city of Seaside General Plan, Fort Ord Lands, Land Use Concept, Polygons 20a, 20b and 20h and portions of Polygons 23 and 24. (Ord 878 Exh. A(part), 1998).

17.79.030 Other Zoning Regulations. Where not in conflict with the regulations in this chapter, the regulations of the Seaside Zoning Code shall apply to development within this district. (Ord 878 Exh. A(part), 1998).

17.79.040 Principal Permitted Uses. (1) Detached and attached single-family dwellings; and, (2) Parks and open space. (Ord 878 Exh. A(part), 1998).

17.79.050 Accessory Buildings, Structures and Uses. The following uses are permitted: (1) decks, fences, patios and retaining walls; (2) greenhouses, arbors, gazebos, spas, and tool and garden sheds; (3) noncommercial swimming pools; (4) home occupations; (5) Noncommercial gardening. The construction of accessory buildings shall

conform with the provisions of Section 17.52.020, Accessory Buildings, of the Seaside Zoning Code. (Ord 878 Exh. A(part), 1998).

17.79.060 Conditional uses. The following uses are subject to approval of a conditional use permit pursuant to the procedures in Chapter 17.68 of the Seaside Zoning Code: (1) day care center, group home; (2) places of worship, when situated on a lot of twenty-thousand or more square feet; (3) private and public schools; (4) community center; golf courses; ~~and~~; (5) accessory residential units; (6) neighborhood commercial and small office uses not exceeding ten-thousand square feet of building area; and, (7) Affordable detached and attached single-family housing, restricted to occupancy by very low, lower, and moderate income households, as defined in California Health and Safety Code sections 50079.5, 50093 and 50105, in accordance with specific development standards as provided for in Section 17.79.080 (a) (3). ~~The development of accessory residential units shall conform to the provisions of Chapter 17.54, Accessory Residential Units, of the Seaside Zoning Code. (Ord 878 Exh. A(part), 1998).~~

17.79.070 Use determination. Any other use determined by the zoning administrator to be of the same general character as the foregoing uses, which is not inconsistent with the City Of Seaside General Plan, Fort Ord Lands and which will not impair the present or potential use of adjacent properties may be allowed subject to the approval of a conditional use permit. (Ord 878 Exh. A(part), 1998).

17.79.080 District regulations. The following regulations shall control development in the R-1-FO district:

- (a) Where not in conflict with this Chapter, the property development standards ~~listed in subsection A of this section for development of residential uses in the R-1-FO district shall be~~ (1) ~~consistent with the R-1-5 standards described in Section 17.08H.060 (Hannon single family residential district) of the Zoning Code; or, (2) as determined by the city pursuant to its approval of a planned unit development under Chapter 17.40 of the Zoning Code; (2) as determined by the City pursuant to its approval of a Development Agreement, or (3) for affordable housing uses, as determined by the City pursuant to its approval of a Conditional Use Permit pursuant to the procedures in Chapter 17.68 of the Zoning Code and design plan approval consistent with the procedures in Section 17.70.070 of the Zoning Code. The following standards shall be established:~~ (a) minimum lot area, (b) minimum lot width, (c) minimum front and rear yard setbacks, (d) minimum side yard setbacks, (e) maximum lot coverage, (f) maximum building height, (g) off-street parking, (h) signs, (i) landscaping and screening, (j) minimum floor area, and (k) usable open space.
- (b) The average overall density shall ~~be five to~~ not exceed ten dwelling units per acre.
- (c) Development shall be consistent with the development character and design objectives of the New Golf Course community district, Section IX.C, General Plan, Fort Ord lands.

- (d) Development within the district shall provide substantial landscaping, incorporating regional plant material, to minimize the visual impact of development on Highway 1 scenic views, and shall conform to the provisions of Chapter 17.50 of the Seaside Zoning Code.
- (e) Development within the district which is located within 500 feet of the Highway 1 right-of-way or the edge of the Highway 1 viewshed shall conform to the regulations of the Highway 1 special overlay design district, Chapter 17.77 of this title. (Ord 878 Exh. A(part), 1998).
- (f) Where not in conflict with this Chapter, the development of neighborhood commercial and small office uses shall conform to the provisions of Chapter 17.81.080 (a), Fort Ord Neighborhood Retail District, of the Seaside Zoning Code.
- (g) The development of accessory residential units shall conform to the provisions of Chapter 17.54, Accessory Residential Units, of the Seaside Zoning Code. (Ord 878 Exh.A(part), 1998).
- (h) Housing units provided for very low, lower, and moderate income households shall be priced in accordance with California Health and Safety Code sections 50052.5 and 50053, and shall have recorded in the office of the County recorder, covenants or restrictions that shall maintain the housing units' status for very low, lower, or moderate income households for a period of time to be determined by conditions of the Conditional Use Permit and/or by a Development Agreement and for at least as long as the minimum time periods set forth in California Health and Safety Code sections 33334.

Attachment 2

Proposed Amendments to Chapter 17.83

**AMENDMENT TO CHAPTER 17.83 OF THE ZONING CODE,
V-FO — FORD ORD VISITOR-SERVING COMMERCIAL DISTRICT, TO ALLOW
RESIDENTIAL, EMPLOYEE HOUSING, AND TIMESHARE USES WITH A
CONDITIONAL USE PERMIT**

***SUGGESTED NEW LANGUAGE IS UNDERLINED;
SUGGESTED DELETIONS ARE SHOWN IN STRIKETHROUGH***

Chapter 17.83

V-FO — Fort Ord Visitor-Serving Commercial District

Sections.

| | |
|---------------------------------|--|
| 17.83.010 | Purpose |
| 17.83.020 | Area of Jurisdiction |
| 17.83.030 | Other Zoning Regulations |
| 17.83.040 | Principal Permitted Uses |
| 17.83.050 | Accessory Buildings, Structures and Uses |
| <u>17.83.060</u> | <u>Conditional Uses</u> |
| 17.83.060 <u>070</u> | Use Determination |
| 17.83.070 <u>080</u> | District Regulations |

17.83.010 Purpose. The purpose of this chapter is to provide consistent development guidelines for lands designated Visitor Serving in the City of Seaside General Plan, Fort Ord Lands, Land Use Element, to promote development of hotel and resort uses, along with associated commercial recreation uses such as golf courses and recreation-oriented residential uses. (Ord. 878 Exh. A(part), 1998).

17.83.020 Area of Jurisdiction. The regulations in this chapter are applicable to lands designated ~~neighborhood-retail~~ Visitor Serving in the City of Seaside General Plan, Fort Ord Lands, Land Use Concept, Polygon 22. (Ord 878 Exh. A(part), 1998).

17.83.030 Other Zoning Regulations. Where not in conflict with the regulations in this chapter, the regulations of the Seaside Zoning Code shall apply to development within this District. (Ord 878 Exh. A(part), 1998).

17.83.040 Principal Permitted Uses. (1) hotels; (2) conference centers; (3) restaurants; (4) golf courses. (Ord 878 Exh. A(part), 1998).

17.83.050 Accessory Buildings, Structures and Uses. Any use, building or structure which is appurtenant and incidental to a permitted use within the zone district shall conform with the provisions of Sec. 17.52.020, Accessory Buildings, of the Seaside Zoning Code. (Ord 878 Exh. A(part), 1998).

17.83.060 Conditional Uses. The following uses are subject to approval of a conditional use permit pursuant to the procedures in Sec. 17.68 of the Seaside Zoning Code:

(1) Residential uses; (2) Timeshare uses, as defined in the City's Timeshare Ordinance; and (3) Employee housing. (Ord 878 Exh.A (part), 1998).

17.83.060070 Use Determination.

Any other use determined by the Zoning Administrator to be of the same general character as the foregoing uses, which is not inconsistent with the City of Seaside General Plan, Fort Ord Lands and which will not impair the present or potential use of adjacent properties may be allowed subject to the approval of a conditional use permit. (Ord 878 Exh. A(part), 1998).

17.79.070080 District Regulations. The following regulations shall control development in the V-FO district:

- (a) Where not in conflict with this Chapter, the property development standards listed in this subparagraph (a) for commercial and transient occupancy uses development in the V-FO district shall be (i) consistent with the standards described in Section 17.24.050 (Visitor Serving Commercial District) of the Zoning Code; or (ii) as determined by the City pursuant to its approval of a Planned Unit Development under Chapter 17.40 of the Zoning Code: (1) minimum lot area, (2) minimum lot width, (3) minimum front and rear yard setbacks, (4) minimum side yard setbacks, (5) maximum lot coverage, (6) off-street parking, (7) signs, (8) landscaping and screening, and (9) minimum floor area.
- (b). Total number of hotel rooms and timeshare units permitted within Polygon 22 shall not exceed 800.
- (c) Hotel rooms shall be distributed in several buildings to reduce the scale of the project and the visual intrusion into the State Highway 1 Scenic Corridor.
- (d) Development within the district shall provide substantial landscaping, incorporating regional plant material, to minimize the visual impact of development on Highway 1 scenic views.
- (e) All development within the district which is located within 500 feet of the Highway 1 right-of-way or the edge of the Highway 1 viewshed shall conform to the regulations of the Highway 1 Special Overlay Design District, Chapter 17.787 of this title. (Ord 878 Exh. A(part), 1998).
- (f) Building height shall not exceed the mature landscape height of the trees in the golf course area.
- (g) Structures shall be integrated into the existing topography and landscaped setting so as to minimize grading and tree removal.

- (h) Where not in conflict with this Chapter, the property development standards for residential uses shall be those applicable in the R-1-FO District, Chapter 17.79 of this title.
- (i) The average overall density for residential uses, exclusive of golf course and commercial areas, shall not exceed ten dwelling units per acre.



AFFORDABLE HOUSING
DEVELOPMENT STANDARDS,
R-1-FO AND V-FO ZONE DISTRICTS
CONDITIONAL USES AMENDMENT
PROPOSED NEGATIVE DECLARATION

PREPARED FOR

City of Seaside

May 2001

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

301 Lighthouse Avenue Suite C Monterey California 93940 Tel 831-649-1799 Fax 831-649-8399 www.emcplanning.com



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The City of Seaside (lead agency) intends to adopt a Negative Declaration for the proposed Affordable Housing Development Standards, R-1-FO and V-FO Zone Districts Conditional Uses Amendment. As required by the California Environmental Quality Act (CEQA) Guidelines, section 15072, this notice of intent provides the required information for this action. The City of Seaside invites all interested persons and agencies to comment on the proposed Negative Declaration. The review period ends Monday, June 18, 2001.

Lead Agency: City of Seaside

Decision-Making Body: City of Seaside

Project Location: City of Seaside, California: Parcels zoned R-1-FO (Fort Ord Single-Family Residential) and V-FO (Fort Ord Visitor Serving Commercial), and all parcels on which residential uses are permitted or conditionally permitted

Project Description: The proposed project is the amendment of the Seaside Zoning Ordinance. Chapter 17.45 would include the following principal components:

- Establishment of flexible development standards for affordable housing using the existing conditional use permit and design review approval procedures; and
- Establishment of a definition of affordable housing and a methodology for establishing pricing on affordable housing units (based on State redevelopment law).

The amendment to Zone District R-1-FO would include the following principal components:

- Discontinue use of the R-1-H (Hannon) development standards;
- Add the Development Agreement process as an optional method for establishing development standards;
- Add affordable housing as a conditional use;
- Add convenience commercial uses a conditional use; and
- Add development standards for convenience commercial uses.

The amendment to Zone District V-FO would include the following principal components:

- Add residential uses as a conditional use;
- Add development standards (from R-1-FO) for residential uses;
- Add timeshare uses as a conditional use; and
- Add employee housing as a conditional use.

No changes are proposed to the zoning map.

Public Review Period: Begins -Wednesday, May 30, 2001
Ends - Monday, June 18, 2001

Proposed Mitigated Negative Declaration is Available for Public Review at these Locations: City of Seaside Community Development Department
440 Harcourt Avenue
Seaside, CA 93955
(831) 899-6220

Seaside Public Library,
550 Harcourt Avenue, Seaside, CA 93955
(831) 899-2055

Address Where Written Comments May be Sent: Richard James
EMC Planning Group Inc.
310 Lighthouse Avenue, Suite C
Monterey, CA 93940
FAX: (831) 649-8399

Public Hearing: Seaside Planning Commission
Date: Wednesday, June 13, 2001
Time: 7:00 pm
Location: City of Seaside City Hall
440 Harcourt Avenue
Seaside CA 93955
Telephone: (831) 899-6220

The proposed zone amendment will be considered for adoption by the Seaside City Council following a recommendation from the Seaside Planning Commission. This action is tentatively set for Thursday, June 21, 2001 with a second reading on Thursday, July 5, 2001.

Rick Madeline for
Signature

MAY 25, 2001
Date

Louis Dell'Angela, Community Development Director

City of Seaside



NEGATIVE DECLARATION

Affordable Housing Development Standards, R-1-FO and V-FO Zone Districts Conditional Uses Amendment

In compliance with the California Environmental Quality Act (CEQA)

Lead Agency: City of Seaside

Project Proponent: City of Seaside Community Development Department
City of Seaside, California: Parcels zoned R-1-FO (Fort Ord Single-Family Residential) and V-FO (Fort Ord Visitor Serving Commercial) and all parcels on which residential uses are permitted or conditionally permitted

Project Location:

Project Description: The proposed project is the amendment of the Seaside Zoning Ordinance. Chapter 17.45 would include the following principal components:

- Establishment of flexible development standards for affordable housing using the existing conditional use permit and design review approval procedures; and
- Establishment of a definition of affordable housing and a methodology for establishing pricing on affordable housing units (based on State redevelopment law).

The amendment to Zone District R-1-FO would include the following principal components:

- Discontinue use of the R-1-H (Hannon) development standards;
- Add the Development Agreement process as an optional method for establishing development standards;
- Add affordable housing as a conditional use;
- Add convenience commercial uses a conditional use; and
- Add development standards for convenience commercial uses.

The amendment to Zone District V-FO would include the following principal components:

- Add residential uses as a conditional use;
- Add development standards (from R-1-FO) for residential uses;
- Add timeshare uses as a conditional use; and
- Add employee housing as a conditional use.

No changes are proposed to the zoning map.

Public Review Period: Begins - Wednesday, May 30, 2001
Ends - Monday, June 18, 2001

**Address Where
Written Comments
May be Sent:** Richard James
EMC Planning Group Inc.
301 Lighthouse Avenue, Suite C
Monterey, CA 93940
(831) 649-8399 (FAX)

Proposed Finding: Based on an initial study prepared in accordance with the California Environmental Quality Act, the proposed project does not have the potential to result in significant adverse environmental impacts. Therefore, there is no substantial evidence, in light of the whole record before the lead agency (City of Seaside), that the project may have a significant effect on the environment. See the attached initial study.

Rick Medino for
Signature

MAY 25, 2001
Date

Louis Dell'Angela, Community Development Director

City of Seaside

AFFORDABLE HOUSING
DEVELOPMENT STANDARDS,
R-1-FO AND V-FO ZONE DISTRICTS
CONDITIONAL USES AMENDMENT

INITIAL STUDY

PREPARED FOR
City of Seaside Community Development Department
440 Harcourt Avenue
Seaside, CA 93955
831.899-6220

PREPARED BY
EMC Planning Group Inc
301 Lighthouse Avenue Suite C
Monterey, CA 93940
Tel 831.649.1799
Fax 831.649.8399
emcgroup@emcplanning.com
www.emcplanning.com

May 2001

**City of Seaside
440 Harcourt Avenue
Seaside, CA 93955
(831) 899-6220**

**Affordable Housing Development Standards and
R-1-FO and V-FO Zone Districts Conditional Uses
Zoning Amendment Initial Study**

A. BACKGROUND

Project Title: Affordable Housing Development Standards and R-1-FO and V-FO Zone Districts Conditional Uses Zoning Amendment (File Number Z-01-03)

Lead Agency: City of Seaside, 440 Harcourt Avenue, Seaside, CA 93955

Contact Person: Louis Dell'Angela, Community Development Director (831) 899-6220

Study Prepared By: EMC Planning Group Inc. (under contract to the City of Seaside)
301 Lighthouse, Suite C
Monterey, CA 93940
(831) 649-1799
Richard James, Associate Planner
Michael J. Groves, AICP, Senior Principal

Date Prepared: May 2001

Project Sponsor: City of Seaside Community Development Department

Project Location: The proposed project is a zoning amendment generally affecting all zone districts allowing residential uses by implementing new development standards for affordable housing and specifically affecting one residential and one visitor serving zone district in the City of Seaside by conditionally allowing several new uses for those zone districts. The regional location of the City of Seaside is shown in Figure 1.

The zone districts specifically affected by the proposed zoning amendment are R-1-FO (Fort Ord Single-Family Residential) and V-FO (Fort Ord Visitor Serving Commercial). Both of these zone districts apply only to land within the former Fort Ord portion of Seaside. Table 1 summarizes those zone districts and Figure 2 shows the areas of Seaside covered by those zone districts.

All zone districts in Seaside with residential uses would be potentially affected by the proposed new development standards for affordable housing. The Seaside zone districts that allow or conditionally allow residential uses are: R-1 (including R-1-9, R-1-7, R-1-6, R-1-5, R-1-N, R-1-H, R-1-D, R-1-FO), R-2, R-3, RM-H, RM-N, RM-FO, R-4, R-5, N (Neighborhood Retail District, residential conditional uses limited to above the ground floor), P (Primary Retail District, residential conditional uses limited to above the ground floor), SC (Shopping Center District, residential conditional uses limited to above the ground floor or senior housing), PO (Professional Office District, residential conditional uses limited to above the ground floor), MHP (Mobile Home Park District), MU-FO (Fort Ord Planned Development/Mixed Use District and University Special Design District, and V-FO (with this proposed amendment to the conditional uses allowed in that district). Although the ME-FO (Fort Ord Military Enclave) zone district allows residential uses, development of this area is controlled by the military and the proposed affordable housing development standards would not apply.

TABLE 1
Coverage of R-1-FO and V-FO Zone Districts

| Zone District | Corresponding General Plan Land Use Designation | FORA Polygons | Acres |
|---------------|---|-------------------------------------|-------|
| R-1-FO | Medium Density Residential (SFD) | 20a, 20b, 20h, 23 (part), 24 (part) | 751 |
| V-FO | Visitor Serving | 22 | 375 |

Source: Seaside Fort Ord Lands General Plan Amendment

General Plan Designations: The R-1-FO and V-FO areas are covered by two general plan land use designations, each directly corresponding to the zone district. The *Seaside Fort Ord Lands General Plan Amendment* land use designations are shown in Figure 3. The R-1-FO and V-FO zone districts are both located within the Residential Planning Area of the General Plan. The General Plan designations are :

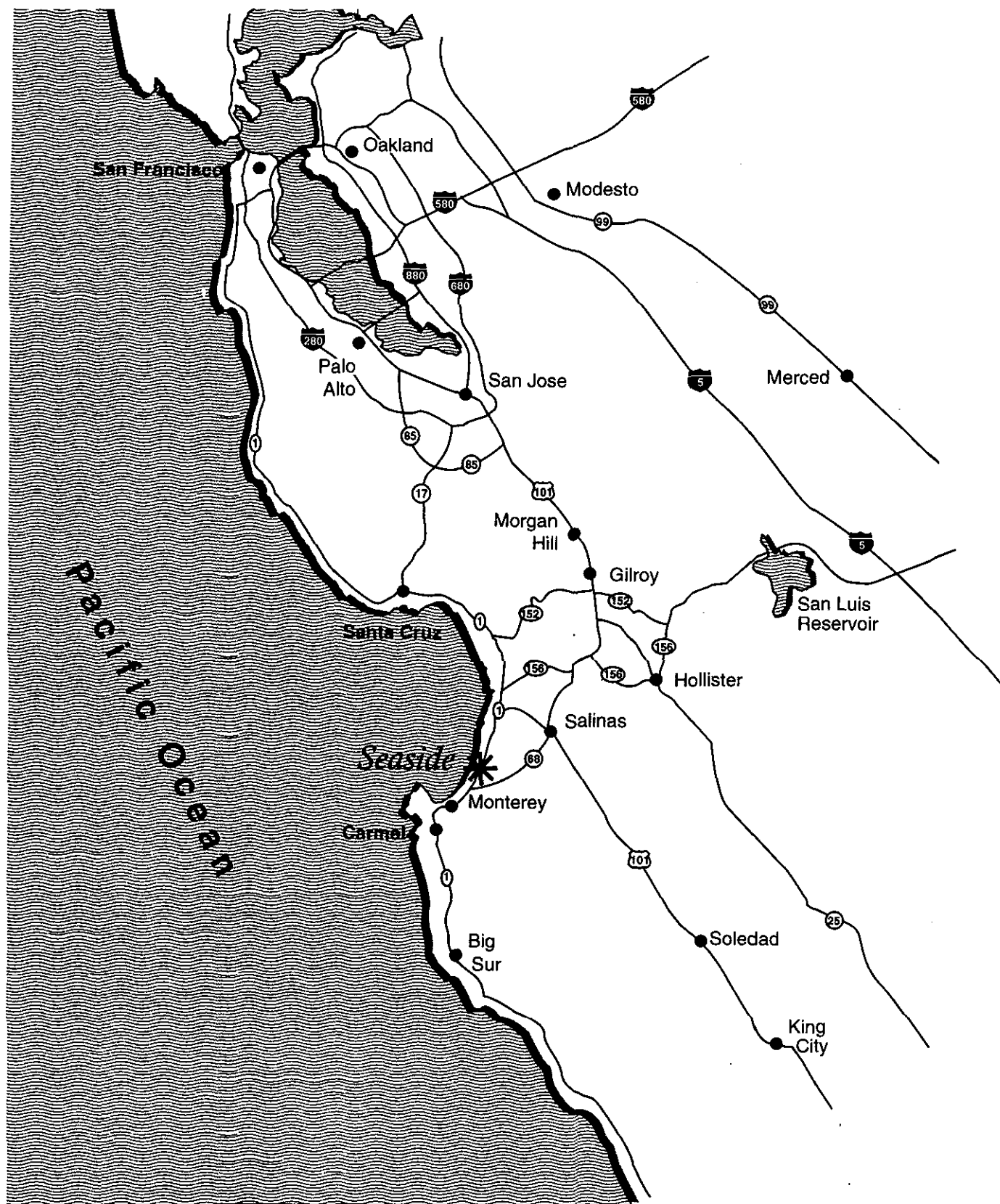
Medium Density Residential (SFD) Allows a density of up to five to ten dwelling units per acre with an average lot size of 6,000 square feet and a general range of lot sizes from 4,000 to 8,000 square feet. The permitted range of uses includes attached and detached single-family dwelling, multi-family dwellings, parks, certain types of commercial recreation including golf courses, schools, day care centers, houses of worship, community centers and cemeteries. The general plan describes the designation as having no more than 25 percent multi-family dwellings

Visitor Serving This designation is intended to promote development of hotel and resort uses, along with associated commercial recreation uses such as golf courses. Uses allowed within this land use designation include hotels, conference centers, restaurants, and golf courses.

General Plan land use designations potentially affected by the affordable housing development standards are Low, Medium and High Density Residential, Retail Commercial, Central Business District, Planned Development Mixed Use District, University Medium Density Residential, and Visitor Serving (with the proposed amendment to V-FO).

Background: The former Fort Ord military reservation was closed by the U.S. Army in 1993. A portion of the military reservation was located within the city limits of Seaside, but not under the City's jurisdiction. The Fort Ord Reuse Authority was established to oversee and coordinate the transfer of the former Fort Ord to a variety of local, State and federal agencies, including the City of Seaside. In 1996 the Fort Ord Reuse Authority adopted the *Fort Ord Reuse Plan*, a general planning document for the entire former military reservation. The City of Seaside adopted the *Seaside Fort Ord Lands General Plan Amendment*, consistent with the *Fort Ord Reuse Plan*, and a zoning ordinance amendment for the City's former Fort Ord territory, in 1998. An EIR addendum was prepared for the general plan and zoning ordinance amendments and certified in 1998.

Currently the City of Seaside would apply identical development standard to affordable housing as it would to any other housing in the given zone district. To facilitate the development of affordable housing the City is proposing to allow flexibility in development standards for affordable housing through the Conditional Use Permit process.



Not to Scale

Source: California State Automobile Association & EMC Planning Group Inc.



Figure 1 Regional Location of Seaside, California

Affordable Housing Standards, R-1-FO and V-FO Zone Districts
Conditional Uses Amendment Initial Study

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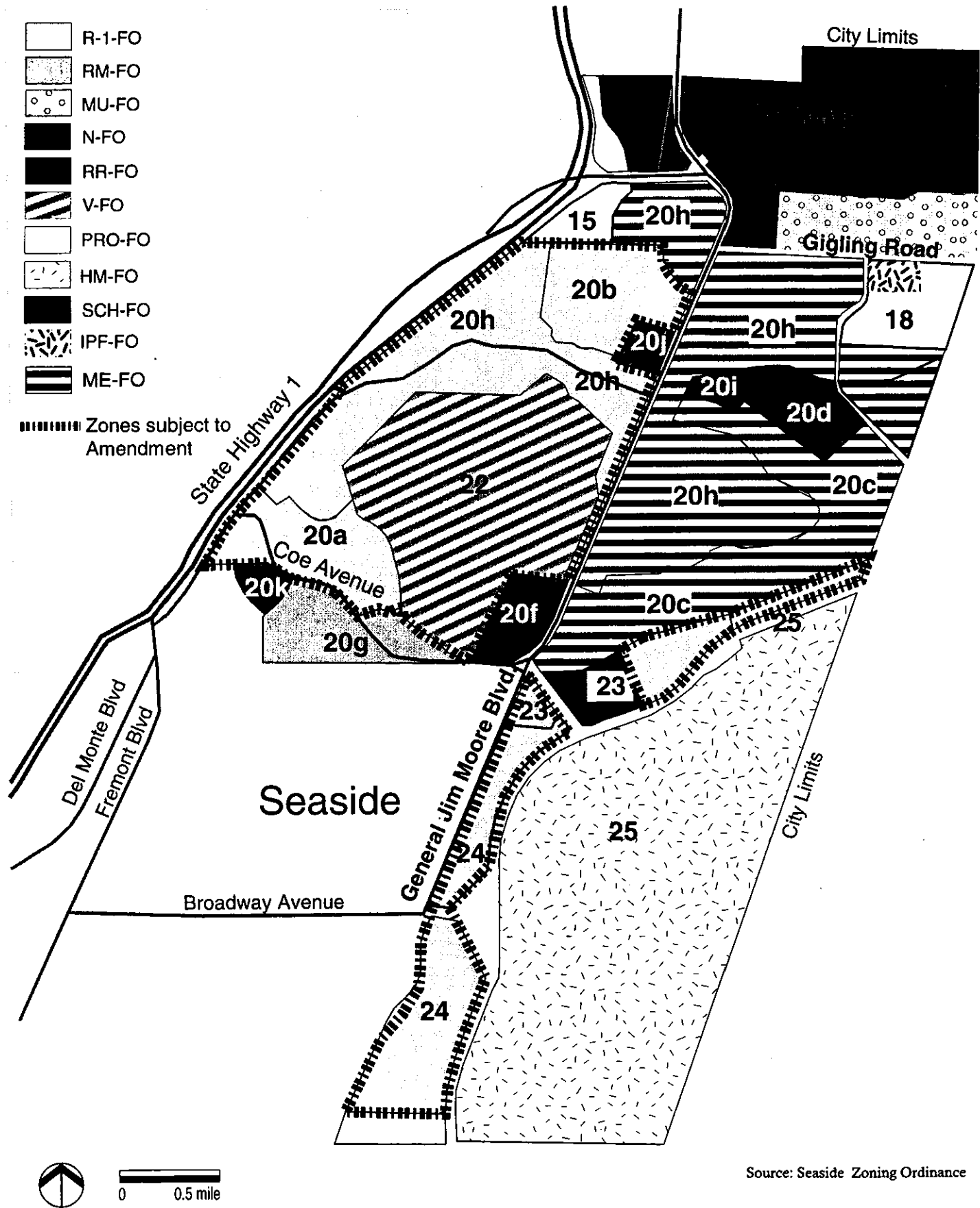


Figure 2
Seaside Fort Ord Zone Districts

Affordable Housing Standards, R-1-FO and V-FO Zone Districts
Conditional Uses Amendment Initial Study

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Description of Project: The proposed project is the addition of Chapter 17.45 to the Seaside Zoning Ordinance, and amendment of Chapter 17.79 and Chapter 17.83.

Chapter 17.45 would include the following principal components:

- Establishment of flexible development standards for affordable housing using the existing conditional use permit and design review approval procedures; and
- Establishment of a definition of affordable housing and a methodology for establishing pricing on affordable housing units (based on State redevelopment law).

The amendment to Zone District R-1-FO would include the following principal components:

- Discontinue use of the R-1-H (Hannon) development standards;
- Add the Development Agreement process as an optional method for establishing development standards;
- Add affordable housing as a conditional use;
- Add convenience commercial uses a conditional use; and
- Add development standards for convenience commercial uses.

The amendment to Zone District V-FO would include the following principal components:

- Add residential uses as a conditional use;
- Add development standards (from R-1-FO) for residential uses;
- Add timeshare uses as a conditional use; and
- Add employee housing as a conditional use.

The proposed zoning amendment also clarifies the application of the Highway 1 Special Design Overlay District and allowable density for residential development. Several typographical errors in the existing code are corrected. No changes are proposed to the zoning map. The proposed text of the new Chapter 17.45 addressing development standards for affordable housing, and the complete text of the existing zoning ordinances for the R-1-FO and V-FO Districts is contained in Appendix A, with text proposed to be deleted in ~~striketrough~~ type and text proposed to be added in underlined type.

Effects of the Affordable Housing Development Standards Chapter: The Affordable Housing Development Standards Chapter would allow flexible development standards for affordable housing, subject to the Conditional Use Permit process. The proposed Chapter would conditionally allow increased flexibility in designing low and moderate income housing within any district in which residential uses are allowed or conditionally allowed. Any proposed affordable housing development that wished to take advantage of the flexible development standards would be required to complete the conditional use permit process and the development would be required to be generally compatible with both the existing development standards and the intent of the General Plan. Thus, while flexibility would be permitted, the intended character of the neighborhood would be protected. Occupancy would be restricted for a minimum number of years to persons or families of very low, lower or moderate-income families. The proposed Chapter would facilitate the development of

additional affordable housing units within the City, thus helping to relieve the extreme need for affordable housing within the Monterey Bay Area.

Effects of the R-1-FO Zoning Amendment: The proposed change to the R-1-FO zoning would conditionally allow small-scale commercial uses to be built within medium density residential areas with a conditional use permit. The *Seaside Fort Ord Lands General Plan Amendment* already designates such sites within these residential areas. The proposed amendment brings the zoning ordinance into conformance with the *Seaside Fort Ord Lands General Plan Amendment* and specifically Residential Land Use Policy E-3:

The City of Seaside shall encourage convenience/specialty retail land use in residential neighborhoods.

and Residential Land Use Program E-2.1:

The City of Seaside shall designate convenience/specialty retail land use on its zoning map and provide standards for development within residential neighborhoods.

Effects of the V-FO Zoning Amendment: The proposed change to the V-FO zoning would conditionally allow timeshare uses. Timeshare uses are considered to be transient accommodations as opposed to residential uses, because occupancy by any one individual or family is limited in duration during a given year. Timeshare developments differ from other transient visitor accommodations in types of construction, forms of ownership, patterns of use and occupancy, and commercial management, and as such warrant inclusion within the framework of the City's zoning ordinances. The timeshare units would be included within an existing limit of 500 accommodation units in the V-FO zone district (2015 build-out).

The proposed change to the V-FO zoning ordinance would also conditionally allow residential uses and employee housing. Currently no residential uses are allowed within the V-FO zone district. The *Seaside Fort Ord Lands General Plan Amendment* allows up to approximately 4,580 residential units within the Residential Planning Area (see Table D on page 40 and Chapter XI-C Residential Planning Area page 44 of the *Seaside Fort Ord Lands General Plan Amendment*). The Residential Planning Area is shown in Figure 3. *Seaside Fort Ord Lands General Plan Amendment* Residential Planning Area Development Character and Design Objective 1 calls for integration of the golf course and residential areas:

Integrate the new residential development around the golf course in a way that optimizes the golf course frontage and views to this significant open space amenity. Consider rerouting the courses into the adjacent residential lands and find opportunities to integrate new residential development within the existing golf course area to improve the integration of the amenity into the new community.

Development standards and densities for residential uses within the V-FO zone district would be the same as in the R-1-FO zone district. The total number of residential units allowed within the Residential Planning Area of the Seaside portion of the former Fort Ord would remain the same because the total number of residential units is controlled by the *Seaside Fort Ord Lands General Plan Amendment*. Thus the zoning amendment would tend to result in a different distribution of housing but the same number of units.

The Polygon 20h area west of General Jim Moore Boulevard is designated in the *Seaside Fort Ord Lands General Plan Amendment* as Medium Density Residential (SFD) with R-1-FO zoning. The area is currently occupied by the Presidio of Monterey (POM) Annex housing. When *Fort Ord Reuse Plan* land use designations were developed for the area, it was expected that the POM Annex would relocate to Polygon 20c east of General Jim Moore Boulevard and the area west of General Jim

Moore Boulevard would be redeveloped with civilian housing. However, it now appears likely that the POM Annex housing will remain in place, and that the civilian housing planned for that area would be built elsewhere within the Residential Planning Area. If the V-FO zoning ordinance is amended to conditionally allow residential uses, some of those residential units would be located in Polygon 22.

Other Public Agencies Whose Approval is Required:

- Fort Ord Reuse Authority (If the proposed zoning amendment is approved by the City of Seaside, the approved zoning amendments for the R-1-FO and V-FO will be sent to FORA for review of their consistency with the *Fort Ord Reuse Plan* as provided for in section 3.11.5 of the *Fort Ord Reuse Plan*.)

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

It has been determined that the following environmental factors checked below require additional environmental review, as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

C. DETERMINATION:

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Rick Medina for
Signature

MAY 25, 2001
Date

Louis Dell'Angela, Community Development Director

City of Seaside

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

Notes:

1. A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis),

2. All answers take account of the whole action involved, including off-site, as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once it has been determined that a particular physical impact may occur, then the checklist answers indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. Negative Declaration: "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The mitigation measures are described, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses are used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion would identify the following:
 - a) Earlier Analysis Used. Identifies and states where they are available for review.
 - b) Impact Adequately Addressed. Identifies which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," mitigation measures are described which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances) are incorporated. Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list is attached, and other sources used or individuals contacted are cited in the discussion.
8. This is the format recommended in the CEQA Guidelines as amended October 1998.
9. The explanation of each issue identifies:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| 1. AESTHETICS: Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? (3, 4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? (3, 4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (3, 4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

(a, c) The proposed zoning amendments would clarify language within Chapter 17.79 and Chapter 17.83 that refers to Highway 1 special overlay design requirements in Chapter 17.78. The zone districts currently require that:

Development within the District shall conform to the regulations of the Highway 1 Special Overlay Design District Chapter 17.77 [sic] of this Title.

This language would be revised to state:

Development within the district which is located within 500 feet of the Highway 1 right-of-way or the edge of the Highway 1 viewshed shall conform to the regulations of the Highway 1 Special Overlay Design District, Chapter 17.78 of this title.

This revised language exactly compares to the language of Section 17.78.020 Area of Jurisdiction, which describes the areas covered by the special design requirements. As the language in Chapter 17.78 and Chapter 17.83 was originally written, the interpretation could have been that the Special Design Overlay District applied to the entire zone district, although this interpretation would have conflicted with the Highway 1 Special Design Overlay District language itself. Both the R-1-FO and V-FO zone districts include development standards pertaining to development character, design and landscaping that insure visually desirable development. The R-1-FO zone district requires that development be consistent with the Development Character and Design Objectives of the New Golf Course Community District, Section IX of the *Seaside Fort Ord Lands General Plan Amendment*. Substantial landscaping incorporating regional plant material is also required in the R-1-FO zone district. The V-FO zone district imposes height restrictions correlated to mature tree height, requires that hotels units be distributed among several buildings, and requires landscaping incorporating regional plant material. Clarification of the language concerning Highway 1 Special Design Overlay District should have no significant effect on design quality and aesthetics within the areas zoned R-1-FO or V-FO.

A use of flexible development standards would be subject to City review and would not significantly affect the character of the areas in which the affordable housing was developed.

(b, d) No portion of Seaside is located within the view of a State-designated scenic highway. The proposed changes to the affordable housing development standards or zone districts would not

affect lighting or glare substantially. There would be additional lighting from the residential or timeshare uses within the V-FO zone district, but this would be less than significant. The development standards for commercial uses in the R-1-FO zone district include landscaping and screening requirements.

2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

There is no agricultural land within or near any areas zoned R-1-FO or V-FO. The proposed zoning amendments would have no environmental impact on agricultural resources.

3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? (14) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (14) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (14) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? (14) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? (14) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|------------------------------------|--------------|
|--|--------------------------------------|---|------------------------------------|--------------|

(a-e) The proposed zoning amendments would not result in an increase in the number of residential or transient occupancy units within the R-1-FO or V-FO zone districts. The re-distribution of housing units within the Residential Planning Area would slightly alter vehicular trip distributions. It is difficult to predict the change in distribution in any detail at this time, but most likely trips would shift from the western portions of the Residential Planning Area (Monterey Road) towards the eastern portions of the Residential Planning Area (General Jim Moore Boulevard). Because the eastern area is less congested there could be a minor decrease in CO emissions at congested intersections.

The location of convenience commercial uses within residential areas could result in fewer or shorter trips from the residential areas to commercial uses. This would result in a minor decrease in vehicular emissions.

4. BIOLOGICAL RESOURCES: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (1, 17, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (1, 17, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (1, 17, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (1, 17, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (1, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (17) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The proposed project would not result in any additional residential or transient occupancy units. The distribution within the Residential Planning Area would be different but this would not substantially change the number or type of biological resources that might be affected by future

development. Most of the areas within the R-1-FO and V-FO zone districts are outside of the area covered by the *Fort Ord Habitat Management Plan*. A small area of Polygon 23 is within a Habitat Plan management area, but this area is planned for residential development and the Habitat management Plan accommodates this use. The proposed project would have a less than significant impact on biological resources.

5. CULTURAL RESOURCES: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|---|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (3, 4, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (3, 4, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (3, 4, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| d) Disturb any human remains, including those interred outside of formal cemeteries? (3, 4, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

Comments:

(a-d) The proposed zoning ordinance amendment would not result in an increase in the number of residential or transient occupancy units. None of the areas zoned R-1-FO or V-FO, where the proposed zoning amendments may result in a re-distribution of housing units, are located in areas identified in the *Seaside Fort Ord Lands General Plan Amendment* as being of high archeological sensitivity. The proposed zoning amendment would have no impact on archaeological resources. The proposed zoning amendment would have no impact on historic resources.

6. GEOLOGY AND SOILS: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|---|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| 2) Strong seismic ground shaking? (3, 4, 8, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| 3) Seismic-related ground failure, including liquefaction? (3, 4, 8, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| 4) Landslides? (3, 4, 8, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| b) Result in substantial soil erosion or the loss of topsoil? (3, 4, 8, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|------------------------------------|-------------------------------------|
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (3, 4, 8, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (3, 4, 8, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (3, 4, 8, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

(a-e) The proposed zoning amendments could result in residential and timeshare uses being constructed within Polygon 22, the area of the Blackhorse and Bayonet golf courses. The golf course area is similar to other areas within the Residential Planning Area in terms of terrain and soil types. The Residential Planning area soils are roughly evenly split between BbC - Baywood sand and OaD - Oceano loamy sand. The northern part of Polygon 22 contains Oceano loamy sand and the southern part of Polygon 22 contains Baywood sands. Both soils have moderate building constraints that can be reduced to less than significant with proper site preparation and foundation design.

No portions of Seaside are within an Alquist-Priolo zone. Small portions of Polygon 24 are within an area described in the *Seaside Fort Ord Lands General Plan Amendment* as an area of high ground shaking potential. The proposed zoning amendment could result in the development of convenience commercial uses in these areas in addition to residential and timeshare uses. However, this change in land use would not significantly change the potential for impacts due to seismic activity.

The proposed zoning amendment would not alter the risk of erosion. Development within the R-1-FO and V-FO zone districts would be served by public sewer systems rather than septic tanks.

7. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|-------------------------------------|
| hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment? (8) | | | | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (3, 4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (3, 4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (3, 4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Comments:

(a-d) The uses allowed by the proposed zoning amendment do not involve the use of toxic or hazardous substances. The areas zoned R-1-FO and V-FO are not located adjacent to any land uses that involve the use of toxic or hazardous substances. The use of flexible development standards would not result in any significant change in exposure of houses to hazardous materials. The entire former Fort Ord is listed on the list of sites compiled pursuant to Government Code Section 65962.5. However, development does not occur until the specific site has been determined to be free of hazardous or toxic conditions. The proposed new conditionally permitted uses are similar to other uses currently permitted or conditionally permitted in the Seaside portion of the former Fort Ord and the proposed amendment to the zoning ordinance would not affect the situation regarding toxic or hazardous materials.

(e, f) Polygon 24, and portions of the established urban core of Seaside are located within two miles of the Monterey Peninsula Airport. The proposed zoning amendment could result in the development of commercial uses within Polygon 24. This use would not result in an increased hazard to persons living or working in the area compared to uses already existing or allowed.

(g) The *Seaside Fort Ord Lands General Plan Amendment* indicates that Monterey Road and General Jim Moore Boulevard, as well as the proposed Eastside Road are designated emergency evacuation routes. The proposed zoning amendments to R-1-FO and V-FO would likely result in a different distribution of residential units within the Residential Planning Area. The different distribution of residential units would have no impact on evacuations. The use of flexible development standards would not affect evacuation or emergency procedures.

(h) Portions of the R-1-FO and V-FO zone districts are designated in the *Seaside Fort Ord Lands General Plan Amendment* as having a wildlands fire hazard. The redistribution of residential units within these zone districts could place some homes in areas of greater fire hazard and some homes in areas of lesser fire hazard compared to all residences being developed within the R-1-FO zone district. Homes

developed within the golf course area would have substantial protection from large wildfires due to the irrigated fairway areas of the golf course. The overall change in risk would be less than significant. The use of flexible development standards would not result in any significant change in risk from wildfires.

8. HYDROLOGY AND WATER QUALITY: Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|------------------------------------|--------------|
| a) Violate any water quality standards or waste discharge requirements? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| b) Substantially deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in <i>substantial erosion or siltation on- or off-site?</i> (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <i>flooding on- or off-site?</i> (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| f) Otherwise substantially degrade water quality? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| g) Place housing within a 100-year flood hazard area as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| j) Inundation by seiche, tsunami, or mudflow? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

Comments:

(a-j) The proposed zoning amendment would result in the addition of some convenience commercial uses in the R-1-FO zone district and the redistribution of residential units within the Residential Planning Area. The proposed zoning amendments would not affect hydrology, water quality or flooding. None of the areas within the R-1-FO or V-FO zone districts is located in a flood or dam inundation zone or within danger of a seiche, tsunami or mudflow.

9. LAND USE AND PLANNING: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (3,4, 5, 6, 8, 9, 12, 14) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

(a) The proposed zoning amendment would not result in a physical division of an existing or planned community. The amendment to V-FO would integrate the residential and golf course uses.

(b) The proposed zoning amendment would not conflict with any applicable general plan or other relevant plan policy adopted for the purpose of environmental protection. The proposed amendment to Chapter 17.83 would conditionally permit residential and timeshare uses within the V-FO zone district. The *Seaside Fort Ord Lands General Plan Amendment* encourages the integration of residential use into the golf course area, and vice-versa. The *Seaside Fort Ord Lands General Plan Amendment* cites the golf course as an important focus of a new golf-oriented residential community, and makes the integration of residential uses with the golf course an important objective. Timeshare uses are not specified for this zone district in the *Seaside Fort Ord Lands General Plan Amendment*. However, the inclusion of timeshare uses within this zone district would be consistent with the objective of allowing residential uses, and that of allowing visitor serving uses, since timeshare uses are a type of visitor serving use. The proposed conditional uses would not have any adverse environmental effects, as determined by this initial study.

The encouragement and facilitation of affordable housing is important in an area where housing has become increasingly unaffordable in recent years. The use of flexible development standards would not have any adverse environmental effects, as determined by this initial study.

(c) The proposed zoning amendment would not conflict with any habitat conservation plans. The *Fort Ord Habitat Management Plan* includes one area within the R-1-FO zone district. Polygon 24 is subject to management requirements. The possible addition of convenience retail uses in addition to the planned residential uses would not conflict with the requirements of the *Fort Ord Habitat Management Plan*. The proposed flexible development standards for affordable housing would affect only areas already developed or planned for development in the *Seaside General Plan*.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|--------------|
| 10. MINERAL RESOURCES: Would the project: | | | | |
| a) Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

Comments: The proposed zoning amendment would have no effect on mineral resources. No significant mineral resources are located within the R-1-FO or V-FO zone districts, or would be affected by flexible development standards.

11. NOISE: Would the project result in:

| | | | | |
|---|--------------------------|--------------------------|--------------------------|---|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

Comments:

(a-d) The proposed zoning amendment would result in the development of commercial uses within the R-1-FO zone district. Some areas of the R-1-FO zone district are within areas described in the *Seaside Fort Ord Lands General Plan Amendment* as affected by noise from highways. A higher level of ambient noise is acceptable for commercial uses than for residential uses. Therefore, the addition of commercial uses in an area previously restricted to residential uses would not result in noise impacts from ambient noise. The use of flexible development standards would not significantly change the location of housing units in relation to noise sources.

The proposed zoning amendment would conditionally allow residential and timeshare uses within the V-FO zone district. No areas of the V-FO zone district have ambient noise levels in excess of residential noise standards.

The proposed zoning amendment would not result in an increase of noise from new land uses.

(e, f) Polygon 24 and portions of the established urban core of Seaside are located within two miles of the Monterey Peninsula Airport. The proposed zoning amendment could result in the development of commercial uses within the area. This use would not result in an increased exposure to noise for persons living or working in the area. Noise standards for commercial uses allow a higher level of noise than residential uses.

12. POPULATION AND HOUSING: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (3,4, 8, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

(a-c) The proposed project would not result in a change in the number of residential units. The distribution of residential units within the Residential Planning Area would change, but this would not result in substantial population growth. No one would be displaced as a result of the proposed zoning amendment. The proposed zoning amendment would increase flexibility in the design of affordable housing and would allow employee housing in association with the golf course and resort uses on Polygon 22. Therefore, additional affordable housing would become available, and persons who might otherwise be displaced from the region would find affordable housing.

13. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: (3,4, 8, 9)

- | | | | | |
|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----------------------------|--------------------------------------|---|------------------------------------|-------------------------------------|
| e) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

(a-e) The proposed zoning amendment would not result in any increase in demand for public services that could not be mitigated through project-level environmental review processes. The proposed zoning amendment could result in the development of residential and timeshare uses in the V-FO zone district, however, because the maximum number of units permitted would not change, public infrastructure to support the already planned commercial development within this zone district would also serve these new uses.

14. RECREATION:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (3, 8, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (3, 8, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The proposed zoning amendment would not result in any increase in demand for recreational facilities.

15. TRANSPORTATION / TRAFFIC: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (3, 8, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (3, 8, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? (3, 8, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|------------------------------------|--------------|
| f) Result in inadequate parking capacity? (9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (1, 3, 8, 12, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

Comments:

(a-b) The proposed zoning amendments would not result in an increase in the number of residential or transient occupancy units within the R-1-FO or V-FO zone districts. The re-distribution of housing units within the Residential Planning Area would slightly alter vehicular trip distributions. It is difficult to predict the change in distribution in any detail at this time, but most likely trips would shift from the western portions of the Residential Planning Area (Monterey Road) towards the eastern portions of the Residential Planning Area (General Jim Moore Boulevard). Because the eastern area is less congested there could be a minor decrease in congestion at currently congested intersections.

The location of convenience commercial uses within residential areas could result in fewer or shorter trips from the residential areas to commercial uses. This would result in a minor decrease in traffic volumes.

(c-g) The proposed zoning amendments would not affect air traffic. The proposed zoning ordinance amendments would not increase hazards from design features of developments or inadequate emergency access or result in parking shortages. The proposed zoning amendments would not conflict with plans or policies for alternative transportation.

16. UTILITIES AND SERVICE SYSTEMS: Would the project:

| | | | | |
|---|--------------------------|--------------------------|--------------------------|---|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| g) Comply with federal, state, and local statutes and regulations related to solid waste? (8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

(a-g) The proposed zoning amendments would not result in an increase in the population or an increased demand for public utilities or services.

17. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have impacts which are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in Section 15130. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

(a) The proposed project would not have a significant effect on any biological or historical resources.

(b) The proposed zoning amendments would not result in short-term gains at the expense of long-term environmental goals.

(c) The proposed zoning ordinance would not result in significant adverse cumulative impacts.

(d) The proposed zoning amendments would not cause substantial adverse effects on human beings. There would be no adverse impacts to human beings from air quality, geologic hazards, hazardous materials, hydrologic hazards, noise, or traffic hazards.

E. SOURCES

1. City of Seaside General Plan (1995)*
2. City of Seaside General Plan EIR (1995)*
3. City of Seaside Fort Ord Lands General Plan Amendment (1998)*
4. City of Seaside Fort Ord Lands General Plan Amendment EIR Addendum (1998)*
5. Fort Ord Reuse Plan Volume 1: Context and Framework (1997)*
6. Fort Ord Reuse Plan Volume 2: Reuse Plan Elements (1997)*
7. Fort Ord Reuse Plan Appendix B: Business and Operations Plan (1997)
8. Fort Ord Reuse Plan EIR (1997)*
9. Seaside Zoning Ordinance/Map*
10. Seaside Subdivision Ordinance*
11. Fort Ord Transportation Study (Transportation Agency for Monterey County, 1997)
12. Seaside Bikeways Plan (1997)*
13. Caltrans Scenic Highways List
14. 1997 Air Quality Management Plan (Monterey Bay Area Unified Air Pollution Control District)
15. United States Department of Agriculture, Soil Survey of Monterey County, California. April, 1978
16. Table 4. Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones as of May 1, 1999. Department of Mines and Geology web site <http://www.consrv.ca.gov/dmg/rghm/a-p/affected.htm>
17. U.S. Army Corps of Engineers, Sacramento District. Installation -Wide Multispecies Habitat Management Plan for Former Fort Ord. April 1997.
18. Flora and Fauna Baseline Study of Fort Ord, California (U.S. Army Corps of Engineers 1992)
19. U.S. Army Corps of Engineers. Sacramento District. Engineering Evaluation/Cost Analysis – Phase 2 Former Fort Ord. April 1998.

All sources are available for review during business hours at EMC Planning Group, 301 Lighthouse Avenue, Monterey, CA 93940; (831) 649-1799 during regular business hours. Sources marked with an asterisk (*) are available for review during business hours at the City of Seaside Community Development Department, 440 Harcourt Avenue, Seaside, CA 93955 (831) 899-6220.

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Appendix A

Chapter 17.45 Affordable Housing Development Standards

**AMENDMENT ADDING CHAPTER 17.45 TO THE ZONING CODE,
DEVELOPMENT STANDARDS FOR AFFORDABLE HOUSING**

***SUGGESTED NEW LANGUAGE IS UNDERLINED;
SUGGESTED DELETIONS ARE SHOWN IN STRIKE-THROUGH***

Chapter 17.45

Development Standards for Affordable Housing

Sections.

| | |
|------------------|------------------------------------|
| <u>17.45.010</u> | <u>Purpose</u> |
| <u>17.45.020</u> | <u>Area of Jurisdiction</u> |
| <u>17.45.030</u> | <u>Process</u> |
| <u>17.45.040</u> | <u>Other Zoning Regulations</u> |
| <u>17.45.050</u> | <u>Standards to be Established</u> |
| <u>17.45.060</u> | <u>Pricing and Duration</u> |

* * *

17.45.010. Purpose. This Chapter is intended to encourage and facilitate the development of affordable housing in the City of Seaside through the implementation of flexible development standards and to ensure the development of affordable housing that is compatible with surrounding housing and neighborhoods.

17.45.020. Area of Jurisdiction. The provisions of this Chapter shall apply to all Districts in the City of Seaside in which residential uses are allowed. The provisions of this Chapter may be applied to individual lots or to multiple lots within a larger development.

17.45.040. Process. Notwithstanding any other provision of this Title, development standards for affordable detached and attached single-family housing, restricted to occupancy by very low, lower, and moderate income households, as defined in California Health and Safety Code sections 50079.5, 50093 and 50105, may be established within any residential district through a Conditional Use Permit pursuant to the procedures in Chapter 17.68 of the Zoning Code and design plan approval consistent with the procedures in Section 17.70.070 of the Zoning Code.

17.45.030. Other Zoning Regulations. Development standards established under this Chapter shall supercede those established within individual districts; however, the development standards established under this Chapter should be generally compatible with the development standards of the District and with the intent of the General Plan. Development standards not addressed by the Conditional Use Permit shall be as established for the District. All other regulations applicable within the District shall apply.

17.45.050. Standards to be Established. The following standards may be established: (a) minimum lot area, (b) minimum lot width, (c) minimum front and rear yard setbacks, (d) minimum side yard setbacks, (e) maximum lot coverage, (f) maximum building height, (g) off-

street parking, (h) signs, (i) landscaping and screening, (j) minimum floor area, and (k) usable open space.

17.45.060. Pricing and Duration. Housing units provided under this Chapter for very low, lower, and moderate income households shall be priced in accordance with California Health and Safety Code sections 50052.5 and 50053, and shall have recorded in the office of the County recorder, covenants or restrictions that shall maintain the housing units' status for very low, lower, or moderate income households for a period of time to be determined by conditions of the Conditional Use Permit and/or by a Development Agreement and for at least as long as the minimum time periods set forth in California Health and Safety Code sections 33334.

Appendix B

Chapter 17.79
R-1-FO — Fort Ord Single
Family Residential District

**AMENDMENT TO CHAPTER 17.79 OF THE ZONING CODE,
R-1-FO — FORD ORD SINGLE-FAMILY RESIDENTIAL DISTRICT, TO CLARIFY
PROVISIONS RELATED TO DEVELOPMENT OF SMALL COMMERCIAL
AND RESIDENTIAL USES, INCLUDING AFFORDABLE HOUSING**

***SUGGESTED NEW LANGUAGE IS UNDERLINED;
SUGGESTED DELETIONS ARE SHOWN IN STRIKE-THROUGH***

Chapter 17.79

R-1-FO — Fort Ord Single-Family Residential District

Sections.

| | |
|-----------|--|
| 17.79.010 | Purpose |
| 17.79.020 | Area of Jurisdiction |
| 17.79.030 | Other Zoning Regulations |
| 17.79.040 | Principal Permitted Uses |
| 17.79.050 | Accessory Buildings, Structures and Uses |
| 17.79.060 | Conditional Uses |
| 17.79.070 | Use Determination |
| 17.79.080 | District Regulations |

17.79.010 Purpose. The purpose of this chapter is to provide consistent development guidelines for lands designated SFD in the City of Seaside General Plan, Fort Ord Lands, Land Use Element, to promote and encourage the creation of new medium density neighborhoods consisting primarily of single-family detached homes and services appurtenant thereto and to establish community form guidelines for lands within the former Fort Ord that are consistent with existing city neighborhoods as well as other Monterey Peninsula communities. (Ord. 878 Exh. A(part), 1998).

17.79.020 Area of Jurisdiction. The regulations in this chapter are applicable to lands designated SFD, city of Seaside General Plan, Fort Ord Lands, Land Use Concept, Polygons 20a, 20b and 20h and portions of Polygons 23 and 24. (Ord 878 Exh. A(part), 1998).

17.79.030 Other Zoning Regulations. Where not in conflict with the regulations in this chapter, the regulations of the Seaside Zoning Code shall apply to development within this district. (Ord 878 Exh. A(part), 1998).

17.79.040 Principal Permitted Uses. (1) Detached and attached single-family dwellings; and, (2) Parks and open space. (Ord 878 Exh. A(part), 1998).

17.79.050 Accessory Buildings, Structures and Uses. The following uses are permitted: (1) decks, fences, patios and retaining walls; (2) greenhouses, arbors, gazebos, spas, and tool and garden sheds; (3) noncommercial swimming pools; (4) home occupations; (5) Noncommercial gardening. The construction of accessory buildings shall conform with the provisions of Section 17.52.020, Accessory Buildings, of the Seaside Zoning Code. (Ord 878 Exh. A(part), 1998).

17.79.060 Conditional uses. The following uses are subject to approval of a conditional use permit pursuant to the procedures in Chapter 17.68 of the Seaside Zoning Code: (1) day care center, group home; (2) places of worship, when situated on a lot of twenty-thousand or more square feet; (3) private and public schools; (4) community center; golf courses; ~~and;~~ (5) accessory residential units; (6) neighborhood commercial and small office uses not exceeding ten-thousand square feet of building area; and, (7) Affordable detached and attached single-family housing, restricted to occupancy by very low, lower, and moderate income households, as defined in California Health and Safety Code sections 50079.5, 50093 and 50105, in accordance with specific development standards as provided for in Section 17.79.080 (a) (3). ~~The development of accessory residential units shall conform to the provisions of Chapter 17.54, Accessory Residential Units, of the Seaside Zoning Code. (Ord 878 Exh.A(part), 1998).~~

17.79.070 Use determination. Any other use determined by the zoning administrator to be of the same general character as the foregoing uses, which is not inconsistent with the City Of Seaside General Plan, Fort Ord Lands and which will not impair the present or potential use of adjacent properties may be allowed subject to the approval of a conditional use permit. (Ord 878 Exh. A(part), 1998).

17.79.080 District regulations. The following regulations shall control development in the R-1-FO district:

- (a) Where not in conflict with this Chapter, the property development standards ~~listed in subsection A of this section for development of residential uses in the R-1-FO district shall be (1) consistent with the R-1-5 standards described in Section 17.08H.060 (Hannon single family residential district) of the Zoning Code; or, (2)~~ as determined by the city pursuant to its approval of a planned unit development under Chapter 17.40 of the Zoning Code; (2) as determined by the City pursuant to its approval of a Development Agreement, or (3) for affordable housing uses, as determined by the City pursuant to its approval of a Conditional Use Permit pursuant to the procedures in Chapter 17.68 of the Zoning Code and design plan approval consistent with the procedures in Section 17.70.070 of the Zoning Code. The following standards shall be established: (a) minimum lot area, (b) minimum lot width, (c) minimum front and rear yard setbacks, (d) minimum side yard setbacks, (e) maximum lot coverage, (f) maximum building height, (g) off-street parking, (h) signs, (i) landscaping and screening, (j) minimum floor area, and (k) usable open space.
- (b) The average overall density shall ~~be five to~~ not exceed ten dwelling units per acre.
- (c) Development shall be consistent with the development character and design objectives of the New Golf Course community district, Section IX.C, General Plan, Fort Ord lands.
- (d) Development within the district shall provide substantial landscaping, incorporating regional plant material, to minimize the visual impact of development on Highway 1 scenic views, and shall conform to the provisions of Chapter 17.50 of the Seaside Zoning Code.

- (e) Development within the district which is located within 500 feet of the Highway 1 right-of-way or the edge of the Highway 1 viewshed shall conform to the regulations of the Highway 1 special overlay design district, Chapter 17.77 of this title. (Ord 878 Exh. A(part), 1998).
- (f) Where not in conflict with this Chapter, the development of neighborhood commercial and small office uses shall conform to the provisions of Chapter 17.81.080 (a), Fort Ord Neighborhood Retail District, of the Seaside Zoning Code.
- (g) The development of accessory residential units shall conform to the provisions of Chapter 17.54, Accessory Residential Units, of the Seaside Zoning Code. (Ord 878 Exh.A(part), 1998).
- (h) Housing units provided for very low, lower, and moderate income households shall be priced in accordance with California Health and Safety Code sections 50052.5 and 50053, and shall have recorded in the office of the County recorder, covenants or restrictions that shall maintain the housing units' status for very low, lower, or moderate income households for a period of time to be determined by conditions of the Conditional Use Permit and/or by a Development Agreement and for at least as long as the minimum time periods set forth in California Health and Safety Code sections 33334.

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Appendix C

Chapter 17.83
V-FO – Fort Ord Visitor-
Serving Commercial District

**AMENDMENT TO CHAPTER 17.83 OF THE ZONING CODE,
V-FO — FORD ORD VISITOR-SERVING COMMERCIAL DISTRICT, TO ALLOW
RESIDENTIAL, EMPLOYEE HOUSING, AND TIMESHARE USES WITH A
CONDITIONAL USE PERMIT**

***SUGGESTED NEW LANGUAGE IS UNDERLINED;
SUGGESTED DELETIONS ARE SHOWN IN STRIKETHROUGH***

Chapter 17.83

V-FO — Fort Ord Visitor-Serving Commercial District

Sections.

| | |
|---------------------------------|--|
| 17.83.010 | Purpose |
| 17.83.020 | Area of Jurisdiction |
| 17.83.030 | Other Zoning Regulations |
| 17.83.040 | Principal Permitted Uses |
| 17.83.050 | Accessory Buildings, Structures and Uses |
| <u>17.83.060</u> | <u>Conditional Uses</u> |
| 17.83.060 <u>070</u> | <u>Use Determination</u> |
| 17.83.070 <u>080</u> | <u>District Regulations</u> |

17.83.010 Purpose. The purpose of this chapter is to provide consistent development guidelines for lands designated Visitor Serving in the City of Seaside General Plan, Fort Ord Lands, Land Use Element, to promote development of hotel and resort uses, along with associated commercial recreation uses such as golf courses and recreation-oriented residential uses. (Ord. 878 Exh. A(part), 1998).

17.83.020 Area of Jurisdiction. The regulations in this chapter are applicable to lands designated ~~neighborhood-retail~~ Visitor Serving in the City of Seaside General Plan, Fort Ord Lands, Land Use Concept, Polygon 22. (Ord 878 Exh. A(part), 1998).

17.83.030 Other Zoning Regulations. Where not in conflict with the regulations in this chapter, the regulations of the Seaside Zoning Code shall apply to development within this District. (Ord 878 Exh. A(part), 1998).

17.83.040 Principal Permitted Uses. (1) hotels; (2) conference centers; (3) restaurants; (4) golf courses. (Ord 878 Exh. A(part), 1998).

17.83.050 Accessory Buildings, Structures and Uses. Any use, building or structure which is appurtenant and incidental to a permitted use within the zone district shall conform with the provisions of Sec. 17.52.020, Accessory Buildings, of the Seaside Zoning Code. (Ord 878 Exh. A(part), 1998).

17.83.060 Conditional Uses. The following uses are subject to approval of a conditional use permit pursuant to the procedures in Sec. 17.68 of the Seaside Zoning Code: (1) Residential uses; (2) Timeshare uses, as defined in the City's Timeshare Ordinance; and (3) Employee housing. (Ord 878 Exh.A (part), 1998).

17.83.060070 Use Determination.

Any other use determined by the Zoning Administrator to be of the same general character as the foregoing uses, which is not inconsistent with the City of Seaside General Plan, Fort Ord Lands and which will not impair the present or potential use of adjacent properties may be allowed subject to the approval of a conditional use permit. (Ord 878 Exh. A(part), 1998).

17.79.070080 District Regulations. The following regulations shall control development in the V-FO district:

- (a) Where not in conflict with this Chapter, the property development standards listed in this subparagraph (a) for commercial and transient occupancy uses development in the V-FO district shall be (i) consistent with the standards described in Section 17.24.050 (Visitor Serving Commercial District) of the Zoning Code; or (ii) as determined by the City pursuant to its approval of a Planned Unit Development under Chapter 17.40 of the Zoning Code: (1) minimum lot area, (2) minimum lot width, (3) minimum front and rear yard setbacks, (4) minimum side yard setbacks, (5) maximum lot coverage, (6) off-street parking, (7) signs, (8) landscaping and screening, and (9) minimum floor area.
- (b) Total number of hotel rooms and timeshare units permitted within Polygon 22 shall not exceed 800.
- (c) Hotel rooms shall be distributed in several buildings to reduce the scale of the project and the visual intrusion into the State Highway 1 Scenic Corridor.
- (d) Development within the district shall provide substantial landscaping, incorporating regional plant material, to minimize the visual impact of development on Highway 1 scenic views.
- (e) All development within the district which is located within 500 feet of the Highway 1 right-of-way or the edge of the Highway 1 viewshed shall conform to the regulations of the Highway 1 Special Overlay Design District, Chapter 17.787 of this title. (Ord 878 Exh. A(part), 1998).
- (f) Building height shall not exceed the mature landscape height of the trees in the golf course area.
- (g) Structures shall be integrated into the existing topography and landscaped setting so as to minimize grading and tree removal.
- (h) Where not in conflict with this Chapter, the property development standards for residential uses shall be those applicable in the R-1-FO District, Chapter 17.79 of this title.
- (i) The average overall density for residential uses, exclusive of golf course and commercial areas, shall not exceed ten dwelling units per acre.

CITY OF SEASIDE
ORDINANCE No. 897

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, ADOPTING AMENDMENTS TO CHAPTER 17.79, R-1-FO – FORT ORD SINGLE-FAMILY RESIDENTIAL DISTRICT AND CHAPTER 17.83 V-FO FORT ORD VISITOR SERVING COMMERCIAL DISTRICT OF THE SEASIDE MUNICIPAL CODE, THE ZONING ORDINANCE.

WHEREAS, the City of Seaside has prepared draft amendments to Chapter 17.79 and Chapter 17.83 of the Seaside Municipal Code conditionally allowing several new uses in the R-1-FO and V-FO Districts, and

WHEREAS, the State Planning and Zoning Law requires that zoning be consistent with the General Plan, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Initial Study and a Negative Declaration of Environmental Impact was circulated for a 20 day public review period beginning May 30, 2001 and ending June 18, 2001, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) a notice of availability and a notice of public hearing was posted in the Office of the County Clerk for 20 days and published on May 31, 2001 in the *Monterey Peninsula Herald*, and

WHEREAS, at a duly noticed public hearing held on June 13, 2001, the Seaside Planning Commission recommended adoption of the Negative Declaration and Zoning Amendments, and

WHEREAS, at a duly noticed public hearing held on July 5, 2001 and July 19, 2001 in accordance with State and City requirements relating to zoning amendments, the City Council considered oral and written testimony, introduced the proposed Ordinance, and made the following findings:

1. The Zoning Ordinance amendment is consistent with Seaside Fort Ord Lands General Plan Amendment Residential Land Use Program E-2.1, requiring that the City establish zoning standards for convenience/specialty retail within residential districts at Fort Ord.
2. The Zoning Ordinance amendment is consistent with the Seaside Fort Ord Lands General Plan Amendment zoning map, which indicates opportunity sites for convenience/specialty retail within residential districts at Fort Ord.
3. The Zoning Ordinance amendment is consistent with Seaside Fort Ord Lands General Plan Amendment Residential Planning Area Development Character and Design Objective 1, which promotes the integration of residential uses into the existing golf course area and the possible rerouting of the golf course into the residential areas to optimize the golf course frontage and views to this significant open space amenity.

ATTACHMENT 1

AMENDMENT TO CHAPTER 17.79 OF THE ZONING CODE, R-1-FO – FORD ORD SINGLE-FAMILY RESIDENTIAL DISTRICT, TO CLARIFY PROVISIONS RELATED TO DEVELOPMENT OF SMALL COMMERCIAL AND RESIDENTIAL USES, INCLUDING AFFORDABLE HOUSING.

***SUGGESTED NEW LANGUAGE IS UNDERLINED;
SUGGESTED DELETIONS ARE SHOWN IN STRIKE-THROUGH***

Chapter 17.79

R-1-FO – Fort Ord Single-Family Residential District

Sections.

| | |
|-----------|--|
| 17.79.010 | Purpose |
| 17.79.020 | Area of Jurisdiction |
| 17.79.030 | Other Zoning Regulations |
| 17.79.040 | Principal Permitted Uses |
| 17.79.050 | Accessory Buildings, Structures and Uses |
| 17.79.060 | Conditional Uses |
| 17.79.070 | Use Determination |
| 17.79.080 | District Regulations |

17.79.010 Purpose. The purpose of this chapter is to provide consistent development guidelines for lands designated SFD in the City of Seaside General Plan, Fort Ord Lands, Land Use Element, to promote and encourage the creation of new medium density neighborhoods consisting primarily of single-family detached homes and services appurtenant thereto and to establish community form guidelines for lands within the former Fort Ord that are consistent with existing city neighborhoods as well as other Monterey Peninsula communities. (Ord. 878 Exh. A(part), 1998).

17.79.020 Area of Jurisdiction. The regulations in this chapter are applicable to lands designated SFD, city of Seaside General Plan, Fort Ord Lands, Land Use Concept, Polygons 20a, 20b and 20h and portions of Polygons 23 and 24. (Ord 878 Exh. A(part), 1998).

17.79.030 Other Zoning Regulations. Where not in conflict with the regulations in this chapter, the regulations of the Seaside Zoning Code shall apply to development within this district. (Ord 878 Exh. A(part), 1998).

17.79.040 Principal Permitted Uses. (1) Detached and attached single-family dwellings; and, (2) Parks and open space. (Ord 878 Exh. A(part), 1998).

- (b) The average overall density shall ~~be five to~~ not exceed ten dwelling units per acre.
- (c) Development shall be consistent with the development character and design objectives of the New Golf Course Community District, Section IX.C, General Plan, Fort Ord lands.
- (d) Development within the district shall provide substantial landscaping, incorporating regional plant material, to minimize the visual impact of development on Highway 1 scenic views, and shall conform to the provisions of Chapter 17.50 of the Seaside Zoning Code.
- (e) Development within the district which is located within 500 feet of the Highway 1 right-of-way or the edge of the Highway 1 viewshed shall conform to the regulations of the Highway 1 special overlay design district, Chapter 17.77 of this title. (Ord 878 Exh. A(part), 1998).
- (f) Where not in conflict with this Chapter, the development of neighborhood commercial and small office uses shall conform to the provisions of Chapter 17.81.080 (a), Fort Ord Neighborhood Retail District, of the Seaside Zoning Code.
- (g) The development of accessory residential units shall conform to the provisions of Chapter 17.54, Accessory Residential Units, of the Seaside Zoning Code. (Ord 878 Exh.A(part), 1998).
- (h) Housing units provided for very low, lower, and moderate income households shall be priced in accordance with California Health and Safety Code sections 50052.5 and 50053, and shall have recorded in the office of the County recorder, covenants or restrictions that shall maintain the housing units' status for very low, lower, or moderate income households for a period of time to be determined by conditions of the Conditional Use Permit and/or by a Development Agreement and for at least as long as the minimum time periods set forth in California Health and Safety Code sections 33334.

17.83.060 Conditional Uses. The following uses are subject to approval of a Conditional Use Permit pursuant to the procedures in Sec. 17.68 of the Seaside Zoning Code: (1) Residential uses; (2) Timeshare uses, as defined in the City's Timeshare Ordinance; and (3) Employee housing. (Ord 878 Exh.A (part), 1998).

17.83.060070 Use Determination. Any other use determined by the Zoning Administrator to be of the same general character as the foregoing uses, which is not inconsistent with the City of Seaside General Plan, Fort Ord Lands and which will not impair the present or potential use of adjacent properties may be allowed subject to the approval of a Conditional Use Permit. (Ord 878 Exh. A(part), 1998).

17.79.070080 District Regulations. The following regulations shall control development in the V-FO district:

- (a) Where not in conflict with this Chapter, the property development standards listed in this subparagraph (a) for commercial and transient occupancy uses development in the V-FO district shall be (i) consistent with the standards described in Section 17.24.050 (Visitor Serving Commercial District) of the Zoning Code; or (ii) as determined by the City pursuant to its approval of a Planned Unit Development under Chapter 17.40 of the Zoning Code: (1) minimum lot area, (2) minimum lot width, (3) minimum front and rear yard setbacks, (4) minimum side yard setbacks, (5) maximum lot coverage, (6) off-street parking, (7) signs, (8) landscaping and screening, and (9) minimum floor area.
- (b). Total number of hotel rooms and timeshare units permitted within Polygon 22 shall not exceed 800.
- (c) Hotel rooms shall be distributed in several buildings to reduce the scale of the project and the visual intrusion into the State Highway 1 Scenic Corridor.
- (d) Development within the district shall provide substantial landscaping, incorporating regional plant material, to minimize the visual impact of development on Highway 1 scenic views.
- (e) All development within the district which is located within 500 feet of the Highway 1 right-of-way or the edge of the Highway 1 viewshed shall conform to the regulations of the Highway 1 Special Overlay Design District, Chapter 17.787 of this title. (Ord 878 Exh. A(part), 1998).
- (f) Building height shall not exceed the mature landscape height of the trees in the golf course area.
- (g) Structures shall be integrated into the existing topography and landscaped setting so as to minimize grading and tree removal.

RESOLUTION NO. 01-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, RECOMMENDING THE ADOPTION OF A NEGATIVE DECLARATION REGARDING A PROPOSED ZONING ORDINANCE AMENDMENT TO AMEND CHAPTER 17.79 AND 17.83 TO THE SEASIDE MUNICIPAL CODE (FILE Z-01-03).

WHEREAS, the City of Seaside has proposed amendments to the Official Zoning Ordinance in accordance with Section 17.68.020 of the Seaside Municipal Code to:

Amend the text of Chapter 17.79 and Chapter 17.83 to conditionally allow several new uses in the R-1-FO and V-FO Districts, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Initial Study and Negative Declaration of Environmental Impact was prepared and circulated for a 20 day public review period beginning May 30, 2001 and ending June 18, 2001, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) a notice of availability and a notice of public hearing was posted at the Office of the County Clerk for 20 days and published on May 31, 2001 in the *Monterey Peninsula Herald*, and

WHEREAS, at a duly noticed public hearing held on July 5, 2001, in accordance with State and City requirements relating to zoning amendments, the Seaside City Council considered oral and written testimony regarding the application and made the following findings:

1. The proposed ordinance does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of major periods of California history or prehistory.
2. The proposed ordinance does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals
3. The proposed ordinance does not have environmental effects, which are individually limited, but "cumulatively considerable."
4. The proposed ordinance will not cause substantial adverse effects on human beings, either directly or indirectly.
5. The proposed ordinance does not have any adverse effects on wildlife resources as set forth in Section 735.5 (d) of Title 14, California Code of Regulations.



MEMORANDUM

To: Fort Ord Reuse Authority Member Jurisdictions
From: Richard K. James, EMC Planning Group Inc., for City of Seaside
Date: July 25, 2001

Re: Seaside R-1-FO and V-FO Zoning Ordinance Amendments
FORA Consistency Determination

The City of Seaside has determined to amend its zoning ordinance affecting its lands on the former Fort Ord and is seeking a Reuse Plan consistency determination from FORA. The amendments will be textual only, with no changes to the zoning map. Specifically, the City of Seaside intends to make the following zoning amendments:












R-1-FO (Single-Family Residential - Fort Ord District)

- Conditionally allow convenience commercial uses;
- Replace the Hannon residential district development standards with project-specific standards determined through development agreements.

V-FO (Visitor Serving - Fort Ord District)

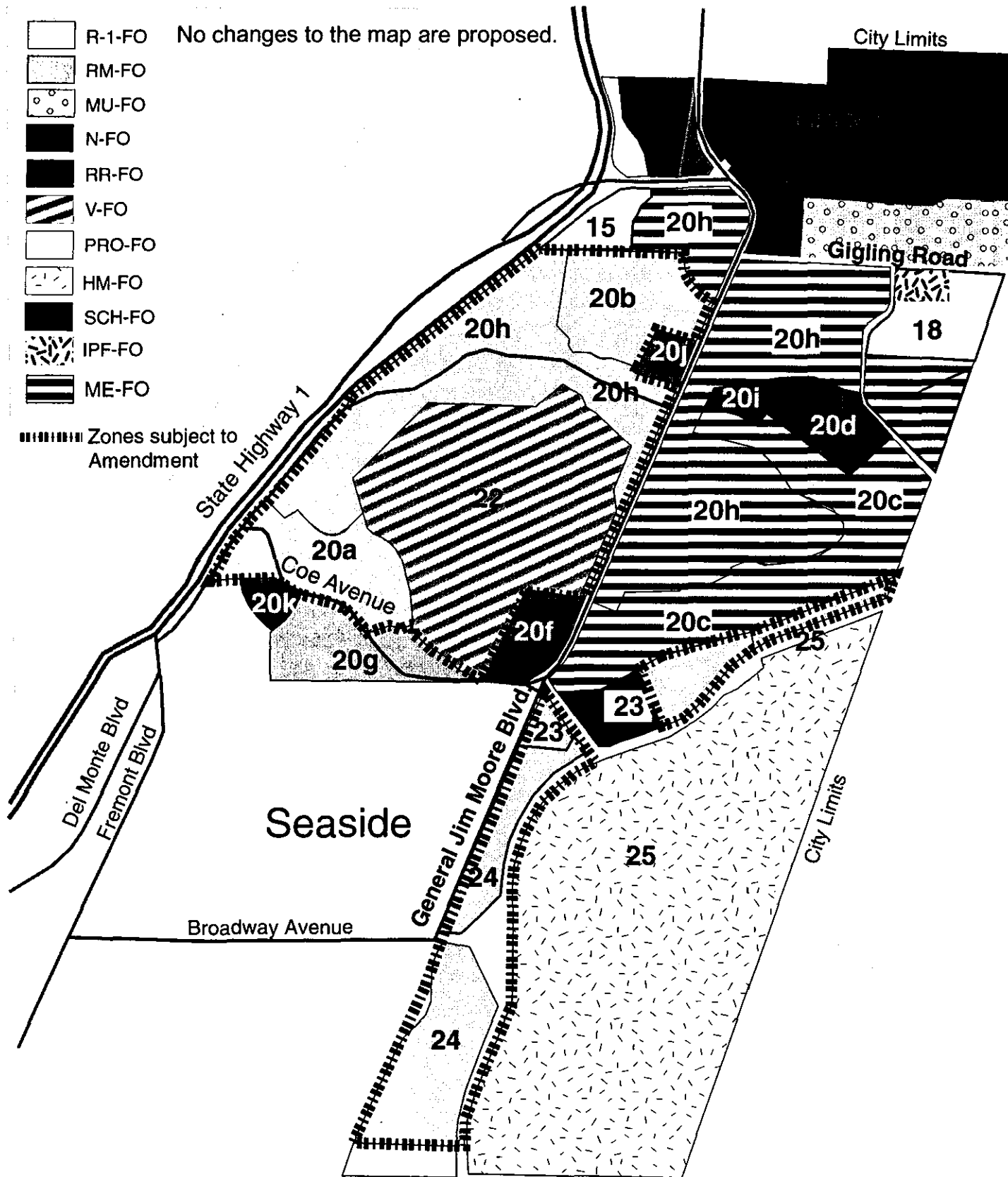
- Conditionally allow timeshare uses;
- Conditionally allow residential uses;
- Conditionally allow employee housing.

In accordance with FORA Master Resolution 8.01.020, which requires FORA review of any plan level documents for lands on the former Fort Ord, the City of Seaside is making a formal request for FORA Board consideration of the consistency of Seaside Zoning Ordinance amendments with the Fort Ord Reuse Plan. The City of Seaside previously adopted a general plan and zoning ordinance amendment for its lands at the former Fort Ord, and the FORA Board found those consistent with the Fort Ord Reuse Plan. The City of Seaside has now approved an amendment to the zoning ordinance that affects the R-1-FO and V-FO zone districts. The Seaside Planning Commission heard the amendment at its June 13, 2001 hearing, at which it recommended adoption of the negative

-  R-1-FO
-  RM-FO
-  MU-FO
-  N-FO
-  RR-FO
-  V-FO
-  PRO-FO
-  HM-FO
-  SCH-FO
-  IPF-FO
-  ME-FO

No changes to the map are proposed.

 Zones subject to Amendment



0 0.5 mile

Source: Seaside Zoning Ordinance

Seaside R-1-FO and V-FO Zone Districts

E M C

City of Seaside
Conditional Uses Zoning Ordinance Amendment