

**ORDINANCE NO. \_\_\_**

**A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE CREATING THE "CAMPUS TOWN SPECIFIC PLAN" ZONING DISTRICT AND REZONING THE CAMPUS TOWN PROJECT AREA TO THE CAMPUS TOWN SPECIFIC PLAN ZONING DISTRICT, GENERALLY LOCATED EAST OF 1<sup>ST</sup> AVENUE, WEST OF 7<sup>TH</sup> AVENUE, SOUTH OF CALIFORNIA STATE UNIVERSITY MONTEREY BAY AND NORTH OF GINGLING ROAD**

**WHEREAS**, the Campus Town Plan Area in its current state consists of vacant land, buildings and improvements formerly used by the U.S. military and several private uses; and

**WHEREAS**, in accordance with the California Environmental Quality Act (CEQA) and Implementing Guidelines, an Environmental Impact Report (EIR) was prepared to analyze all significant impacts of the proposed Project along with required mitigation measures and alternatives; and

**WHEREAS**, as discussed in Section 4.10 of the Campus Town EIR, and its supporting documentation, the Campus Town Project and its implementing actions, including Zoning Amendment RZ-01, are intended to be carried out in a manner fully in conformity with the Fort Ord Reuse Plan, the Fort Ord Reuse Authority Act, the Fort Ord Reuse Authority's (FORA) plans and policies, the FORA Master Resolution, and the City's General Plan, which was deemed consistent with the FORA Base Reuse Plan in 2004;

**WHEREAS**, on February 12, 2020, the Planning Commission held a duly public hearing where it took public testimony, and adopted a resolution recommending that the City Council approve the Proposed Campus Town Specific Plan Zoning Text and Map amendments; and

**WHEREAS**, the City Council held a duly noticed public hearing on March 5, 2020 to receive public testimony and consider the Planning Commission's recommendations; and

**WHEREAS**, The City Council concurrently certified the Campus Town Specific Plan Final EIR as being completed in compliance with CEQA, adopted CEQA findings, and adopted the MMRP.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEASIDE DOES HEREBY FIND:**

**Finding 1.** CONSISTENCY FINDINGS. The City Council hereby finds that the above recitals are true and correct, and are incorporated herein by reference as if set forth in full. The City Council further finds that the Zoning Text and map amendments are consistent with applicable Goals, Policies, and Implementation Plans of the 2004 General Plan and the proposed Seaside 2040 General Plan, as outlined in greater detail in the Campus Town Draft EIR, Section 4.10, Impact LU-2. The City Council further finds:

- a. Potential uses for the Project Site allowed by the Zoning Text and Map Amendments are compatible with the objectives, policies, general land uses, and programs specified and allowed in the 2004 General Plans and the Campus Town Specific Plan.
- c. Zone Text and Map amendments, would not be detrimental to the health, safety, welfare, and are in public interest of the City.
- d. The Zoning Text and Map Amendments, are internally consistent and do not conflict with the purposes, regulations, and required findings of the Zoning Ordinance.
- e. All elements and requirements of the Zoning Text and Map Amendments are a reasonable and appropriate manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit, or live in this development in particular.

**Finding 2.** FORA CONSISTENCY FINDING. The City further finds and certifies that the Zoning Text and Map amendments are intended to be carried out in a manner in conformity with the Fort Ord Base Reuse Plan, the Fort Ord Reuse Authority Act, the Fort Ord Reuse Authority's (FORA) plans and polices, the FORA Master Resolution, and the Regional Urban Design Guidelines (RUDG) as discussed in Section 4.10 of the Campus Town EIR. City Staff shall provide materials necessary to comply with FORA's consistency determination process.

**Finding 3.** HOUSING FINDINGS. Approval of the Campus Town Project would assist the City in meeting its regional and state housing goals. The Plan Area is designated under the General Plan Land Use Element as MX, which is intended to provide "a mix of residential commercial, office and civic

uses..." (2004 General Plan, Table LU-1.) As also discussed in the General Plan, "[t]his category assumed Community Commercial type development on approximately 65 percent of the acreage." (2004 General Plan, p. LU-14.) The City's 2009-2014 Housing Element, however, did not identify the Plan Area on its inventory of available sites for housing development. The Plan Area is currently zoned CMX, Commercial-Mixed Use Zone as provided under SMC Section 17.14.020.A, and is "intended to accommodate retail stores, offices, theaters, restaurants, and other similar and related uses together with residential units...although mixed use development is not required." Consequently, under these policies, standards and General Plan assumptions (without the Specific Plan), residential development would range from 0 to 1,069.5 residential units (35% x 122.23 acres x 25 du/acre). The proposed Specific Plan would provide 1,485 residential units, enabling more intense residential development in the Plan Area, in comparison to the existing development policies and standards. This increased intensity is acknowledged in the City's recently adopted Housing Element, which identifies the first phase of the proposed Plan Area development in its inventory of sites available for housing. (2015-2023 Housing Element Technical Appendix p. APP-121.) This increased intensity, however, remains consistent with the New Residential Unit Limit of FORA's Development Resource Management Plan. (FEIR, Response 10.4.) Further, the Specific Plan and associated entitlements would facilitate the production of affordable housing by providing for affordable units in accordance with the City's Inclusionary Housing Ordinance.

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

**SECTION 1. Approval of the Campus Town Specific Plan Zoning.** The City Council hereby approves the Zoning Text and Map amendments included as Exhibit A to this Ordinance.

**SECTION 2. Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance (or the attached zoning amendments) are for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid, unconstitutional or unenforceable.

**THE FOREGOING ORDINANCE** was first read at a regular meeting of the Seaside City Council on the 5th day of March, 2020, and was passed

and adopted at a regular meeting of the Seaside City Council on the \_\_\_ day of \_\_\_\_ 2020 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Ian N. Oglesby, Mayor

ATTEST:

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Lesley Milton, City Clerk

Attachments:

Exhibit A: Zoning Text and Map Amendment

## Exhibit A

### Zoning Map and Text Amendments for the Campus Town Project

**SECTION 1:** The Zoning District Map for the City of Seaside is hereby revised to designate the following parcels as the "Campus Town Specific Plan" Zoning District. This includes the following Assessor Parcel Numbers (APN), or portions thereof, shown in shaded portions of Figure 1 below: APN 031-151-013 (PORTION WITHIN CTSP), APN 031-151-018, APN 031-151-024, APN 031-151-029, APN 031-151-031, APN 031-151-032, APN 031-151-036 (PORTION WITHIN CTSP), APN 031-151-037, APN 031-151-038, APN 031-151-039, APN 031-151-040, APN 031-151-041, APN 031-151-042, APN 031-151-043, APN 031-151-044, APN 031-151-054, APN 031-151-055, APN 031-151-056, APN 031-261-003, APN 031-261-004.

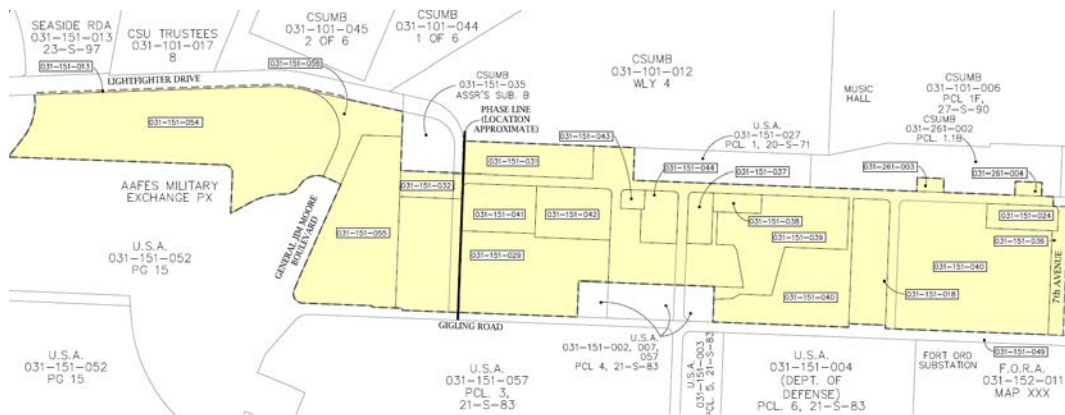


Figure 1

**SECTION 2:** Seaside Municipal Code Title 17, Article 2, Chapter 17.20 is amended to incorporate Section 17.20.050 "Campus Town Specific Plan" as follows:

#### 17.20.050 Campus Town Specific Plan

A. **Purpose and intent.** The Campus Town Specific Plan was adopted to reuse a key portion of the former Ford Ord for a mix of residential and commercial uses, consistent with the General Plan and Base Reuse Plan. As adopted, the Specific Plan is intended to provide for a variety of building types and uses, including entertainment, retail, housing, visitor lodging, and employment space with sufficient resident population in proximity to proposed commercial uses to support a viable mixed use urban village.

B. **Applicability.** All land use policies, development standards, guidelines, infrastructure improvements and related provisions contained in the Campus Town Specific Plan are applicable to development within the Campus Town Specific Plan Area. The adopted Campus Town Specific Plan is available at Seaside City Hall, on the City's website, or by contacting Planning Division staff directly.

C. **Specific Plan Area.** The Campus Town Specific Plan Area is located in the northern portion of the City, immediately south of California State University Monterey Bay (CSUMB). Figure 2-9 shows the boundaries of the Specific Plan Area, encompassing approximately 122 acres. The Campus Town Plan Area is generally bounded by 1st Avenue to the west and 7th Avenue to the east, by Lightfighter Drive and Colonel Durham Street to the north, and by Gigling Road to the south.

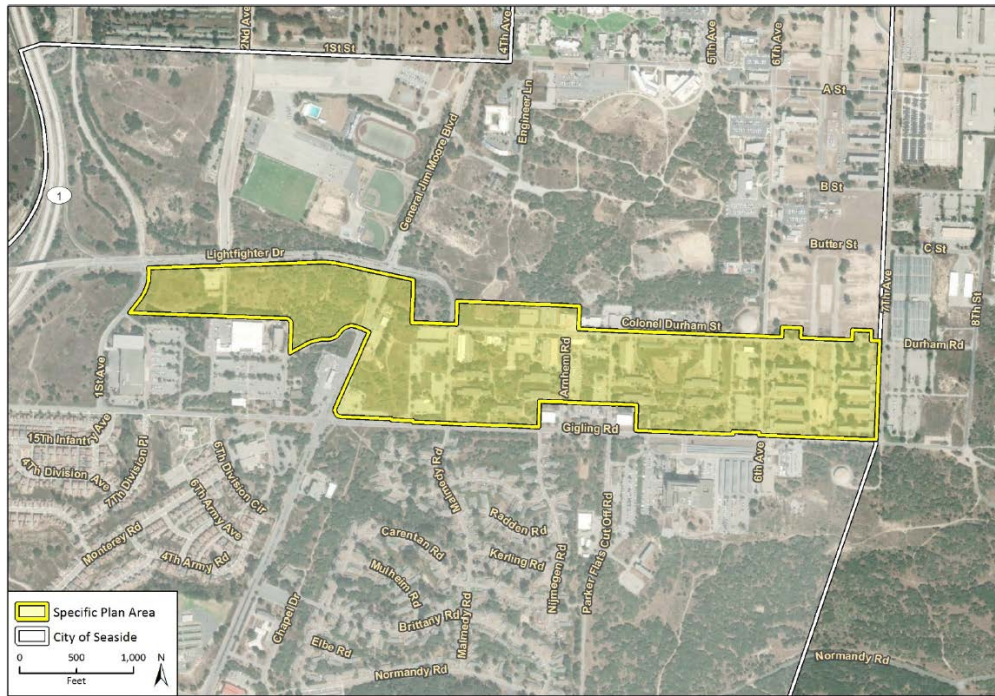


Figure 2-9 – Campus Town Specific Plan Area