

CITY OF SAND CITY

HOUSING ELEMENT

SAND CITY FINAL ADOPTION VERSION

March 15, 2016



City Council

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Adopted by City Council: March 15, 2016

Resolution: SC 16-18 (2016)

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INTRODUCTION



INTRODUCTION

The Housing Element is one of seven elements required to be included in the City's General Plan. There are specific guidelines developed by the State of California for subjects that must be included in a Housing Element. These guidelines are identified in Article 10.6 of the California Government Code. In very simple terms, Article 10.6 specifies that Housing Elements must evaluate the current housing market in a community and then identify programs that will meet housing needs. The following information is required to be included in a Housing Element:

- Evaluation of existing housing needs;
- Estimates of projected housing needs;
- Review of previous Housing Element goals and programs;
- Inventory of adequate sites for housing and evaluation of infrastructure condition and requirements;
- Identification of constraints on housing, including governmental as well as non-governmental constraints;
- Housing program strategy to address identified needs; and
- Quantifiable objectives for attainment of new construction, rehabilitation and conservation housing needs.

The City's previous Housing Element was adopted February 16, 2010, by the City Council. The 2015-2023 Housing Element represents an update of the 2009 Housing Element. The update is driven by the City's Regional Housing Needs Allocation (RHNA), which is the target for housing need for all income levels in the City that is developed by the state and distributed to local jurisdictions by regional councils of governments. The regional council of governments overseeing Sand City is the Association of Monterey Bay Governments (AMBAG). The City's allocation consists of:

- 13 units affordable to very low-income households;
- 9 units affordable to low-income households;
- 10 units affordable to moderate-income households; and
- 23 units affordable to above moderate-income households.



INTRODUCTION

The City must plan for and help facilitate the development of these units by private developers but has no burden to produce the units themselves. The City's RHNA and land inventory that demonstrate how the City is facilitating the development of these units is discussed further in the Housing Resources section. This discussion expands on how the City is able to facilitate the development of enough housing units to successfully meet its RHNA. Between January 2007 and February 2009, 10 units affordable to very low-, low- and moderate-income households and 21 units of above-moderate income housing were constructed. This development reduced the City's RHNA allocation as shown in the "Remaining RHNA" column in **Table 41** of this document. In total, the City has 31 units to its credit, a remaining total RHNA of 89 units, and a total unit capacity of 191 units on vacant or underutilized sites. The City has identified sites on both vacant and underutilized land that could yield 188 units in excess of the remaining RHNA.

The 2015-2023 Housing Element contains the most current information in regard to Sand City's housing market as of spring 2015. Most data cited is from the 2013 American Community Survey (ACS) 5-Year Estimates. Data from the State of California Department of Finance has been used for some tables.

GENERAL PLAN CONSISTENCY



CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other General Plan elements and community goals” (California Government Code, Section 65583[c][6][B]). There are two aspects of this analysis: (1) an identification of other General Plan goals, policies and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. As shown below, the 2002–2017 General Plan contains several elements with policies related to housing, none of which conflict with the Housing Element.

TABLE 1
SUMMARY OF GENERAL PLAN CONSISTENCY

General Plan Element	Policy	Description
Land Use	2.1.1	Encourage the establishment of new land uses within the Old District that: <ul style="list-style-type: none">• Provide goods and services required by the community and surrounding area• Are generally complementary to other desirable businesses in the area and are residentially compatible in terms of being low-impact neighbors to residential uses• Contribute to a diversity of activities that could include artisans, ethnic markets, and restaurants and entertainment, and incubator industries• Provide housing opportunities at appropriate locations including mixed-use development
	2.1.4	Consider redevelopment options for the “Robinette Site” which include one or more of the following uses: <ul style="list-style-type: none">• Public parking facilities with or without mixed commercial uses• 20–30 multiple family housing units• Commercial use(s) which will draw people into the West End (formerly referred to as ‘Old Town’) district



GENERAL PLAN CONSISTENCY

General Plan Element	Policy	Description
	2.3.2	Encourage the establishment of live-work units and artisan uses, particularly as a transitional use between the residential clusters and commercial and light manufacturing uses.
	2.3.3	The former Monterey Sand Company site (Robinette Site) should be converted to a mixed-use project including a housing component.
	2.5.1	Development of the residential portion of the East Dunes district will be guided through the implementation of the East Dunes Specific Plan, when adopted.
	2.6.1	Redevelop the South of Tioga area with uses and site plan design that will provide an appropriate transition between regional commercial uses to the north and future residential uses in the East Dunes district.
	2.12.1	Much of the land appropriate for reuse or redevelopment in Sand City should be developed in such a fashion that a variety of compatible uses could be established on the same site. In larger mixed-use project site areas (in excess of 25,000 square feet), residential uses should be required where feasible.

GENERAL PLAN CONSISTENCY



General Plan Element	Policy	Description
	Summary of Consistency	<p>Adopted Land Use policies for the City of Sand City are compatible with the Housing policies in that policy is unified around the desire to promote redevelopment of the downtown core (West End) with a mix of uses, including residential. Some land use policies for specific areas, such as the Robinette Site, have already been accomplished with the inclusion of affordable housing units. Policy 2.6.1, which seeks to redevelop the area south of Tioga, aligns with the current vacant and underutilized land inventories and is an area where the zoning allows for the higher densities required to make residential components of mixed-use development feasible for market-rate and below-market-rate units.</p> <p>Housing Element Programs: 4.1.1.A; 4.1.1.B; 4.1.1.C;</p>
Circulation and Public Facilities	3.4.1	Provide for a balance of land uses including housing and job-creating uses within the community to reduce trips and trip lengths and to encourage alternative transportation modes.
	3.10.1	Pursue development of a water desalination plant or other systems capable of enhancing the City's water supply. The City will coordinate its efforts for any desalination plant planning with the Coastal Commission staff.
	3.10.3	Develop a program to monitor, repair and upgrade the City's water, storm drain and sewer lines. All improvements to the existing lines necessitated by the new development shall have committed financing before the project may proceed.
	3.12.1	Communicate the City's major development and redevelopment plans with utility companies and coordinate the planning and extension of all utility facilities.



GENERAL PLAN CONSISTENCY

General Plan Element	Policy	Description
	Summary of Consistency	<p>Circulation and Public Facility policies are aligned with the City's Housing policies in terms of priority and implementation planning. The desalination facility will provide a sustainable and sufficient source of water for residential development. Upgraded and expanded utility, water, and sewer capacity will also encourage and enable redevelopment in the City. The City has an established circulation system and does not propose significant additions, but rather transition of existing streets to facilitate pedestrian movement.</p> <p>Housing Element Programs: 4.1.1.B; 4.1.2.A; 4.1.3.C; 4.2.1.A;</p>
Conservation and Open Space	5.9.3	<p>The City will encourage site and building design that incorporates energy conservation measures and takes advantage of passive heating opportunities. Such design features include, but are not limited to, concentration of southern-facing windows and skylights, avoidance of north-facing windows, orientation of streets in an east-west alignment to encourage southern exposure of buildings, and construction of attached dwellings which promote energy efficiency.</p>
	Summary of Consistency	<p>Site and building design measures that encourage conservation and energy efficiencies are compatible with the additional residential energy conservation measures supported through housing policies.</p> <p>Housing Element Programs: 4.6.1.A; 4.6.1.B</p>
Public Safety and Noise Element	6.1.1	<p>All new buildings and structures shall conform to the latest seismic safety standards of the Uniform Building Code.</p>
	6.1.3	<p>Encourage owners of existing structures that do not conform to current seismic safety standards to upgrade their facilities.</p>

GENERAL PLAN CONSISTENCY



General Plan Element	Policy	Description
	6.2.1	Avoid the development of permanent structures within the 100-year flood zone. In instances where development is necessary within this zone, require that the facility be designed so that the finished floor elevation of the structure is at least 1 foot above the established 100-year flood elevation or that any non-habitable structure be appropriately flood-proofed.
	6.3.1	Encourage property owners to upgrade existing structures so that they meet all current fire protection standards.
	6.5.3	New development shall provide water main extensions, fire hydrants and automatic fire sprinkler systems in accordance with the requirements and policies of the Monterey Fire Department in effect at the time building permits are issued.
	6.7.1	Encourage consideration of crime prevention features and techniques in new development and redevelopment designs.
	Summary of Consistency	Public Safety and Noise policies are consistent with sustainable residential development. Seismic and other safety-related upgrades to existing structures help improve housing conditions and promote a safe, well-maintained and sustainable housing stock. Housing Element Programs: 4.3.1.A, A.3.2.A, 6.4.1.A..



EFFORTS TO ACHIEVE PUBLIC PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.

The diligent effort required by state law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. Active involvement of all segments of the community can include one or more of the following:

- Outreach to community organizations serving low-income, special needs and underserved populations;
- Special workshops, meetings or study sessions that include participation by these groups;
- Establishment of an advisory committee with representatives of various housing interests; and
- Public information materials translated into languages other than English if a significant percentage of the population is not English-proficient.

PUBLIC NOTICE AND OUTREACH

The City held a public hearing on September 15, 2015 at a regular meeting of the City Council to review Housing Element objectives, new state legislation related to housing, and progress to date on the City's update of the Housing Element. A public hearing notice was published in the local newspaper, the Monterey Herald, and a notice was mailed to the Monterey Housing Authority prior to the hearing date. The City also notified all residents of Sand City by mail regarding the public hearing to review the updated Housing Element. While roughly ten members of the public attended the meeting, one attendee elected to make comments regarding the Housing Element when input was requested by the Mayor during hearing proceedings. The single commenter spoke on the need to be able to walk from the housing areas in the West End to the Edgewater and Sand Dollar shopping centers due to a one-block gap in the City's sidewalks. The City is considering a re-vitalization program for the West End area, and a priority of that effort will be completion of gaps in the pedestrian network. Although there is no alternative transportation program for all citizens of Sand City, the City has implemented a Senior Taxi Voucher Program, allowing



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seniors to qualify for Monterey-Salinas Transit (MST) Taxi vouchers. The vouchers can be redeemed with local taxis for lower cost ride rates. No written comments about the Housing Element were received from residents or housing providers.

On __DATE__, 2016, a final presentation of the draft Housing Element was presented to the City Council. The City Council accepted the draft and recommended that it be submitted to HCD for review and certification.

GOALS, POLICIES AND PROGRAMS

GOAL 4.1 – PROVIDE ADEQUATE SITES WITH SUFFICIENT INFRASTRUCTURE AS NEEDED TO MEET THE CITY'S REGIONAL HOUSING NEEDS ALLOCATION.

Policy 4.1.1: Ensure that land is zoned at residential densities appropriate to meet the regional housing need.

Program 4.1.1.A – Develop the “South of Tioga” area with a Mixed Use project

Most of the South of Tioga area is zoned MU. Portions of the East Dunes Area south of Tioga Avenue is zoned C-2 and C-3, and may be rezoned to MU. The City will continue plans to redevelop the area of town known as “South of Tioga” as a mixed-use project with a large housing component. It is expected that at least 200 dwelling units will be constructed in the South of Tioga area as funding and investment become available. The City has been engaging in discussions with a developer for this site. The City will consolidate parcels and rezone at least 3 acres to R-3. The R-3 zoning is reserved for high density, multi-family housing with a density of up to 43 units per acre (1 unit per 1000 sq. ft.) A rezone to R-3 will allow the development of low income housing to meet Sand City’s housing needs. The rezoning of this area will permit multifamily by-right and without discretionary action with a minimum density of at least 20 units per acre at a minimum of 16 units per site for affordable housing for very low- and low-income residents.

Responsible Body: Planning Department



Funding: General Fund, Developer

Time Frame: December 2016

Program 4.1.1.B – Mixed use and planned unit development

The City will continue to encourage innovative housing design and “smart growth” strategies through its Mixed Use district and planned unit development policies in the Zoning Ordinance. Further, the City will assist developers and property owners with lot consolidation in instances where proposed developments would further the objectives of the General Plan as well as provide exemplary mixed-use development.

The City will continue to monitor the production of units in mixed-use and planned unit development areas in relation to the 2014-2023 Regional Housing Needs Allocation (RHNA), especially the production of extremely low-, very low-, and low-income units.

Affordable housing in mixed-use and planned unit developments shall be encouraged with the use of the following incentives:

- Expedited permit processing
- Availability of density bonus
- Reduction of on-site property standards (e.g., reduced parking standards for developments that include affordable elderly or disabled housing units)

Responsible Body: Planning Department

Funding: General Fund

Time Frame: Annual Assessment; Ongoing

Program 4.1.1.C – Rezone acreage in East Dunes area

The City is willing to assist a master developer in processing the rezoning of 15 acres in the East Dunes area to reflect the General Plan vision for that area. The area would be re-zoned, most likely through a Planned Unit Development, to allow for housing and



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habitat preservation. The rezoning of this area will require development up to at least 20 units per acre with a minimum of 16 units per site for affordable housing for very low- and low-income residents.

The City's 2002 - 2017 General Plan designates this area as the East Dunes Specific Plan Area, intended primarily for residential purposes, as stated in General Plan Goal 2.5. Approximately 7 acres are currently zoned for commercial use. A re-zone and specific plan are needed because the U. S. Fish and Wildlife Service (USFWS) will not allow the issuance of any more building permits until habitat has been set-aside for the endangered Smith's Blue Butterfly (SBB), Western snowy plover, and seaciff buckwheat; no single landowner can feasibly take on this responsibility. The General Plan allows up to 190 units in this area of town, but it will require the exclusion of an approximately 4.1 acre habitat reserve required by the USFWS.

This area of town currently accommodates the future development of 165 dwelling units through the existing R-3 high-density zoning- 1 unit/1,000 square feet of lot area. While this area of town may ultimately be rezoned into a planned unit development (PUD) due to its need to have a habitat reserve and development clustering, the amount of housing accommodation will more than double. The general plan states there will be an average density of 18 dwelling units per acre (though R-3 permits roughly 43 units per acre). In 2014, City Council approved the East Dunes developer's Initial Study, Site Plan Permit, Conditional Use Permit, Tentative Map, and Mitigation Monitoring Program for the 10 new custom single family homes.

Responsible Body: Planning Department

Funding: General Fund; Private Developer; Property Owners

Time Frame: Rezone by 2017; Development depends on private investment

Policy 4.1.2: Ensure that new residential developments are adequately served by infrastructure, including water and

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sewer, park and recreation areas, transportation, public safety and other community services.

Program 4.1.2.A – Capital Improvements Program

The City will continue to implement its Master Facilities Plan and continue budgeting revenues into the capital improvement budget to improve streets, sidewalks, drainage, and water lines within the West End area.

Responsible Body: City Engineer; Planning Department

Funding: CDBG; other funds as available and received

Time Frame: Ongoing

Policy 4.1.3: Maintain and/or adopt appropriate land use regulations and other development tools to encourage the development of housing.

Program 4.1.3.A – Adequate land inventory

The City will continue to provide an inventory of land at appropriate zoning designations that will accommodate the Regional Housing Need as identified in this document. The current inventory accommodates a potential 316 units with vacant and underutilized sites, sufficient to meet the RHNA.

Responsible Body: Planning Department

Funding: General Fund

Time Frame: Ongoing

Program 4.1.3.B – Second Dwelling Unit and Manufactured Home Program

The City's ordinance (Municipal Code Section 18.63) is compatible with state law (AB 1866). The City will continue to uphold the provisions of AB 1866 to facilitate and encourage the development of second dwelling units. The City will revise standards in the R-2 and R-3 zone to permit manufactured homes equally with single family homes.



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Responsible Body: Planning Department

Funding: General Fund

Time Frame: Ongoing

Program 4.1.3.C – Small Sites and Mixed Use Program

To ensure that there is a sufficient supply of multi-family zoned land to meet the City's regional housing needs allocation (RHNA), the City will facilitate lot consolidations to combine small residential lots into larger developable lots to accommodate affordable housing units. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:

- allow affordable projects to exceed the maximum height limits,
- reduce setbacks, and/or
- reduce parking requirements;
- prohibiting water and sewer providers from denying or conditioning the approval or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

The City will consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.

The City will also evaluate the most cost-effective way to market their incentives programs to developers.

Responsible Body: Planning Department

Funding: General Fund

Time Frame: Annually; Ongoing

Program 4.1.3.D – Consistency with Employee Housing Act

The City will update the Zoning Code to be consistent with the Employee Housing Act (Health and Safety Code 17021), which

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requires employee housing to be permitted by-right, without a CUP, in single-family zones for six persons or fewer, and in all zones that allow agricultural uses with no more than 12 units or 36 beds.

Responsible Body: Planning Department

Funding: General Fund

Time Frame: 2016



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GOAL 4.2 – SUPPORT THE DEVELOPMENT OF AFFORDABLE HOUSING, ESPECIALLY HOUSING FOR VERY LOW-, LOW- AND MODERATE-INCOME HOUSEHOLDS.

Policy 4.2.1: Ensure that water and sewer providers allocate services on a priority basis to units that meet the City's Regional Housing Needs Allocation.

Program 4.2.1.A – Water and sewer providers

Provide water and sewer providers with the City's adopted Housing Element. As provided in California Government Code Section 65589.7, water and sewer providers shall grant a priority to proposed developments which meet the City's Regional Housing Need goals. If there are additional water allocations provided by the Monterey Peninsula Water Management District in the Sand City area, ensure that those water allocations are directed to units that will meet the City's Regional Housing Needs. Continue operation of the City's desalination facility. The City's own water desalination facility was designed to provide sufficient water for all segments of the housing market.

Responsible Body: Planning Department; Water Providers

Funding: General Fund

Time Frame: Ongoing

Policy 4.2.2: Develop and utilize all available funding resources in order to provide the maximum amount of affordable housing as feasible.

Program 4.2.2.A – State and federal housing programs and funding

Continue to apply for appropriate state and federal housing funds, including CDBG and HOME funds. Use funds to assist with providing affordable housing opportunities in new and existing housing units. The City will continue to contract with a planning consulting firm to supplement its planning and economic development capabilities. As part of its charge, the consulting firm

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shall also assess the possibility of implementing a Community Revitalization Authority, as outlined by CA AB 2, 2015-1016. Availability of grant or other special funding for affordable housing will be posted on the City's website. The City will also notify community groups and organizations that represent lower-income households of the availability of affordable housing resources, when available. Where possible, the City will give priority to projects that are affordable to extremely low- and very low-income households. Some of the more likely sources of funds include:

- **CDBG Funds:** The City will continue to apply to the California HCD for special planning grants to pursue specific projects. The City will submit applications for those funds based on the state's application time frame process.
- **HOME Funds:** The State of California also awards HOME funds to localities on a competitive basis for developments that include rental housing, homeownership opportunities, special needs housing and tenant-based rental assistance. The City will submit applications for those funds based on the state's application time frame process.
- **Low Income Tax Credits:** Federal and state tax credits are available to investors on a competitive basis for the development of lower-income housing units.
- **Other State-funded programs:** The City will make use of available State-funding allocated for affordable housing.

Responsible Body: Planning Department

Funding: CDBG, HOME, tax credits and other grants and programs, as applicable

Time Frame: Annual Assessment; Ongoing



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GOAL 4.3 – PRESERVE EXISTING HOUSING UNITS IN NEIGHBORHOODS APPROPRIATE FOR CONTINUED RESIDENTIAL USE.

Policy 4.3.1: Support the preservation and conservation of existing housing units that provide affordable housing opportunities for city residents and workers.

Program 4.3.1.A – Conservation of existing units

Through enforcement of local codes, ensure that all existing units meet basic health and safety requirements. In neighborhoods where continued residential use is appropriate, provide information and assistance to owners of units that are in need of repair or rehabilitation. Examples of program assistance include weatherization grants (PG&E, State LIHEAP, local community action agency, etc.), home paint fix-up programs, and housing rehabilitation assistance. Information regarding the availability of these resources will be posted on the City's website. Further, the City will provide written marketing information describing the resources available to community groups and organizations that represent lower-income households.

Responsible Body: Planning and Building Departments

Funding: State HOME Funds

Time Frame: Ongoing

Policy 4.3.2: Direct public funding resources to the conservation of existing housing units in neighborhoods where continued residential use is appropriate.

Program 4.3.2.A – Housing conservation and preservation program

Through enforcement of local codes, ensure that all existing units meet basic health and safety requirements. In neighborhoods where continued residential use is appropriate, provide information and assistance to owners of units that are in need of repair or rehabilitation. Examples of program assistance include weatherization grants (PG&E, State LIHEAP, local community action agency, etc.),

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home paint fix-up programs, and housing rehabilitation assistance. Information regarding the availability of these resources is posted on the City's website. Further, the City will provide written marketing information describing the resources available to community groups and organizations that represent lower-income households.

Responsible Body: Planning and Building Departments

Funding: State HOME funds

Time Frame: Ongoing, as required

GOAL 4.4 – SUPPORT THE DEVELOPMENT OF HOUSING FOR SPECIAL NEEDS HOUSEHOLDS.

Policy 4.4.1: Encourage the provision of services and housing for those households with special needs. In Sand City, these households would include the homeless, elderly and persons with disabilities.

Program 4.4.1.A – Support the County of Monterey's Homeless Continuum of Care plan

The City will continue to support housing opportunities for homeless individuals and families as provided in the County of Monterey's Homeless Continuum of Care plan, including emergency shelters, transitional housing and permanent affordable housing.

Responsible Body: Planning Department; City Administrator

Funding: General Fund (Regional Homeless Coalition Support Funds); CDBG

Time Frame: Ongoing

Program 4.4.1.B – Homeless: Support for day facility

Continue to support the provision of services at the day facility for homeless individuals as currently provided by the Salvation Army or in a new location.

Responsible Body: Planning Department; City Administrator



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Funding: General Fund, CDBG. None currently required

Time Frame: Daily; Ongoing

Program 4.4.1.C – Elderly and disabled: Support and marketing of countywide programs

Continue to support and market the efforts of local nonprofit agencies that provide direct housing assistance to elderly and disabled individuals.

Responsible Body: Planning Department; City Administrator

Funding: General Fund, CDBG

Time Frame: Daily; Ongoing

Program 4.4.1.D – Remove constraints to housing development and encourage accessible housing for persons with disabilities

In compliance with the federal Fair Housing Act and the California Fair Employment and Housing Act, Sand City Ordinance SC 07-02, 2007, in Section 18.78.060 of the Sand City Municipal Code identifies those zoning/land use applications where reduced processing time, streamlined procedures and fee reductions/waivers are allowed. The City shall continue to remove constraints for disabled persons seeking reasonable accommodations for accessible housing.

Responsible Body: Planning Department; City Administrator

Funding: General Fund, CDBG

Time Frame: During plan review; Ongoing

Program 4.4.1.E – Identify methods to support homeless services and shelters

The City amended its Zoning Ordinance to allow homeless shelters capable of meeting the City's fair share of housing for homeless individuals as determined by this Housing Element. The Public Facilities (PF) zoning district is the zoning district in which homeless

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shelters will be allowed without discretionary action, but subject to standard design permit approval. Based on the Sand City Police Department survey of homeless persons, Sand City's homeless need is 15 persons or beds. There are approximately seven acres of PF zoned land currently in the City. These sites are discussed further under the Emergency Shelters subheading of the Governmental Constraints section.

Responsible Body: Planning Department; City Administrator

Funding: General Fund; CDBG

Time Frame: 2016

Program 4.4.1.F – Ensure the availability of appropriate sites for emergency shelters per Senate Bill 2

Reserve enough land so that an emergency shelter large enough to meet the City's need (15 beds) can be constructed at the desalination plant site. To demonstrate the appropriateness of this site, Appendices E-3 and E-4 contain potential locations for a shelter on these parcels, which would meet the requirement for 15 persons or beds and could be expanded for additional beds. The City estimates that a 1,000 square-foot building could house four bunk rooms, restrooms, and office space to accommodate 16 persons. The City has two sites zoned as Public Facilities that would be sufficient to accommodate the emergency shelter needs: Calabrese Park, adjacent to City Hall, is about 27,850 square feet, and the extra parking north of City Hall is about 5,475 square feet. Additionally, the portion of the City's water treatment plant outside the Coastal Zone is zoned PF, and the City will rezone the remainder of the water treatment plant parcel to CZ-PF with its local coastal program update to provide more area for emergency shelter facilities.

Responsible Body: Planning Department

Funding: General Fund

Time Frame: December 2016



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Program 4.4.1.G – Amend the City’s Zoning Ordinance to comply with statutory requirements for transitional and supportive housing

Pursuant to SB 2, the City must allow both supportive and transitional housing types where residential housing is allowed. The City shall update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Section 50675.2 of Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.

Responsible Body: Planning Department

Funding: General Fund

Time Frame: December 2016

Program 4.4.1.H – Amend the City’s Zoning Ordinance to comply with statutory requirements for single-room occupancy residences

To ensure zoning flexibility that allows for the development of single-room occupancy units (SROs), the City will update its Zoning Ordinance to allow SROs by conditional use permit in an overlay district that will be created in the West End district near services and mass transit. In addition, to help meet the needs of extremely low-income households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of SROs.

Responsible Body: Planning Department

Funding: General Fund

Time Frame: 2016

Program 4.4.1.I – Develop a reasonable accommodation process for persons with disabilities

The City will develop and formalize a general process and specific guidelines for reasonable accommodation of persons with physical and developmental disabilities. The reasonable accommodation



process is designed to meet the needs of persons with disabilities when applying to the City for permits and require landlords to meet disabled tenants' needs. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be publicly available through postings and pamphlets at the City's planning counter and on the City's website.

Responsible Body: Planning Department

Funding: General Fund

Time Frame: December 2016

Program 4.4.1.J – Amend the City's Zoning Ordinance to accommodate for the City's homeless shelter and supportive housing needs.

In 2010, the City amended the Zoning Ordinance to allow for a 2-bed Emergency Shelter in the Public Facilities zoning to provide minimal supportive services for homeless persons. Sand City will amend the Zoning Ordinance to remove the 2-bed limit to accommodate for more homeless persons in emergency shelters. Additionally, Sand City does not have a definition of supportive housing. Supportive housing language will be adopted into the Zoning Ordinance, and will be allowed by-right, without discretionary action.

Responsible Body: Planning Department

Funding: General Fund

Time Frame: December 2016

Program 4.4.1.K – Amend the City's Zoning Ordinance to increase the City's Density Bonus/Incentive.

In 2003, the City adopted ORD 03-02 into the Zoning Ordinance, implementing the requirement of AB 1866 (2002) for Cities and Counties to provide zoning density bonuses, and/or incentives when "affordable housing" is provided as part of residential



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developments within the meaning and standards of that legislation. In 2014, the State amended bonus density law, increasing the density bonus/incentive from 25% to 35%, as well as amending provisions and guidelines regarding removal of existing houses (AB 2222, 2014). The City will amend its Density Bonus section 18.59 of the Zoning Ordinance to comply with AB 2222.

Responsible Body: Planning Department

Funding: General Fund

Time Frame: 2016

GOAL 4.5 – ENSURE THAT ALL PERSONS HAVE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

Policy 4.5.1: Support and market fair housing opportunities and services available to Sand City residents.

Program 4.5.1.A – Fair housing services and information

Continue to support and promote the services of organizations that provide fair housing programs to Sand City residents, such as:

- Conflict Resolution and Mediation Center;
- Legal Services for Seniors;
- California Rural Legal Assistance;
- Central Coast Center for Independent Living; and
- Center for Community Advocacy.

The City will market the availability of the services of these organizations through written material available at City Hall and on the City's website.

Responsible Body: City Administrator

Funding: General Fund, CDBG

Time Frame: 2017

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GOAL 4.6 – PROMOTE ENERGY AND WATER CONSERVATION MEASURES IN BOTH EXISTING AND NEW RESIDENTIAL CONSTRUCTION.

Policy 4.6.1: Encourage residential construction that promotes energy conservation.

Program 4.6.1.A – Energy conservation opportunities

Continue to enforce Title 24 and California Green Building Standards Code requirements for energy conservation and evaluate utilizing some of the other suggestions as identified in this document.

Responsible Body: Planning and Building Departments

Funding: General Fund

Time Frame: Ongoing

Program 4.6.1.B – Support solar energy opportunities through design review

Continue to use the design review process to promote optimum lot and building configuration for solar orientation and use of solar energy systems.

Responsible Body: Planning and Building Departments

Funding: General Fund

Time Frame: Ongoing



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ACCOMPLISHMENTS

REZONE THE DESALINATION PLANT PROPERTY TO PUBLIC FACILITIES

Program Description

Rezone the Desalination plant site to PF with the intention that transitional housing could be developed on the site.

Reason for Discontinuing Program

The portion of the Desalination plant site outside the Coastal Zone is now zoned PF. The remainder of the site will remain with CZ-MU-P (Coastal Zone Planned Mixed Use) zoning until the City updates its Local Coastal Program. The PF zoning will allow the development of the needed emergency shelter facility.

HOUSING CONSTRUCTED DURING 4TH CYCLE

TABLE 2
4TH CYCLE RHNA ACHIEVEMENT

Income Group	4 th Cycle RHNA	Building Permits 2007-2014 ¹	Remaining RHNA
Extremely Low	13	0	13
Very Low	14	2	12
Low	20	4	16
Moderate	23	4	19
Above Moderate	50	21	29
Total	120	31²	89

Source: Association of Monterey Bay Area Governments, 2014; City of Sand City 2015

Notes:

¹ City of Sand City residential building permits, 2007-2014

² The Independent Design Center, 31 units (2 very low-income, 4 low-income, and 4 moderate-income rental units)



QUANTIFIED OBJECTIVES

City planning staff estimates that at least 55 additional units of housing will be developed in Sand City during the 2014–2023 RHNA period. This housing production would match the RHNA allocation for the period. Thirty new units have already been produced as part of The Independent, which now totals over 60 units. The City expects 18 additional housing units, across all income levels, will be produced as the Catalina Lofts and East Dunes developments progress. These estimates are based on the acquisition of sustainable water resources, permit applications already received, permit applications expected based on pre-application meetings, current market conditions and expected results from designated City housing programs, such as the second dwelling unit program. The City will continue to support the preservation and conservation of existing housing units that provide affordable housing opportunities to extremely low-, very low-, and low-income category residents and workers, as guided by programs 4.3.1.A and 4.3.2.A.

TABLE 3
QUANTIFIED OBJECTIVES 2014-2023

Housing Unit Type	Income Category					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Single-Family	0	0	0	0	2	2
Multi-Family	0	13	7	8	21	49
Second Units	0	0	2	2	0	4
Rehabilitation	2	2	2	2	2	10
Conservation and Preservation*	2	2	0	0	0	4
Total	4	17	11	12	25	69

Source: City of Sand City, 2015

* There are currently no at-risk affordable housing units in Sand City. All Below Market Rate units are deed restricted until the year 2065.

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DEMOGRAPHIC AND EMPLOYMENT TRENDS

Population Data

The City of Sand City was incorporated in 1960. Although its population reached a “peak” of approximately 600 persons during the 1960–70 decade, Sand City experienced a population decline between 1960 and 1980 because of loss of housing units due to industrial and commercial expansion. Since 1970, the population of Sand City has been in the range of approximately 300 persons. Sand City has historically been and continues to be the smallest community in the county in regard to population. According to the Department of Finance, the population of Sand City was 298 in 2008, an increase of 37 people since the U.S. Census count in 2000. 2013 American Community Survey data estimates the population of Sand City has increased to 307, an increase of only 9 people since the Department of Finance estimate in 2008, and less than the 2010 baseline used in the Association of Monterey Bay Area Governments’ growth forecasts.

Fair Housing and Definition of Family

In 1988, the Fair Housing Amendments Act went into effect, providing housing protections for persons with disabilities in housing activities or transactions. The purpose of the Act is to prohibit the restriction of choice of people with disabilities to live where they wish. It prohibits local governments from making housing opportunities unavailable to people with disabilities by means of discriminatory land use and zoning, policies, and practices. In addition, local governments have a responsibility to provide reasonable accommodation to provide equal housing opportunity to peoples with disabilities.

The Department of Urban Housing released a report titled, “The California Land Use and Zoning Campaign”, confirming that many local zoning ordinances have provisions and procedural requirements that discriminate against congregate groups or group living arrangements. As group living arrangements are often necessary to enable people with disabilities to secure the supports they need to live in the community, the Act determines it is unlawful to strictly define a family household as one with only blood-related members. Additionally, it is unlawful to impose numerical limitations on the number of persons that constitute a family.

Sand City introduced its definition of family with Ord. 84-1 into the Title 18 Zoning Code, Section 18.04.245, and it is in conformance with state law:



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'Family' means a person living alone, or two or more persons living together as a single housekeeping unit in a dwelling unit, as distinguished from a group occupying a boardinghouse, lodging house, motel or hotel, fraternity or sorority house.

Future Population Growth

While the population has remained fairly constant during the past several decades, the 2014 Regional Growth Forecast projects significant population growth between 2010 and 2035 for Sand City. According to the City's 2002–2017 General Plan, the City expects to grow and develop during that 15-year period. In specific, the goal is to transform the older parts of the City "into a district of medium-density housing in a planned, mixed-use environment." The City's small land area of 347 acres, bordered by the City of Seaside, Fort Ord Dunes State Park, and the Pacific Ocean, will ultimately limit the amount of population growth over time. Population projections assign a very high rate of growth to Sand City.

TABLE 4
PROJECTED POPULATION

Jurisdiction	2010 Base	2020	2025	2030	2035	Growth Rate Annual -- Overall	
Sand City	334	1,048	1,198	1,414	1,550	6.3%	364.0%
Monterey	27,810	28,004	28,839	29,743	30,647	0.4%	10.2%
Marina	19,718	21,315	22,651	23,388	24,225	0.8%	22.9%
Seaside	33,025	36,120	40,260	41,308	42,256	1.0%	28.0%
County	415,057	447,516	463,884	479,487	495,086	0.8%	20.8%

Source: 2014 Regional Growth Forecast, Appendix A

Population by Ethnicity

The 2000 U.S. Census data indicated that the largest ethnic group in the City was of Caucasian background. The next largest ethnic group was Hispanic or Latino, which comprised 27.6 percent of the total population. Black or African American represented approximately 5.4 percent of the total, and the Asian population was 3 percent of total population.

The 2013 ACS data indicates the largest ethnic group was still of Caucasian background. The proportion of Hispanic or Latino ethnic group has increased to 38.4 percent. The Black or African American ethnic group representation has decreased to 3.9 percent, and Asian ethnic group to 1.3 percent.

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Population by Age

Evaluating the trends and characteristics of age groups in a community is important in determining current and future housing needs, with the age groups having distinct lifestyles, family types and sizes, and incomes, housing needs and preferences among residents will vary. The 2009-2013 American Community Survey 5-Year Estimates census data indicated that the majority of the population in Sand City is between the ages of 25 and 44 years, with what resembles a normal distribution for all other age groups.

TABLE 5
PERCENTAGE OF POPULATION BY AGE

Age	Sand City, CA	Percent of Total
Under 5 years	14	4.6
5 to 14 years	49	16
15 to 24 years	58	18.9
25 to 34 years	44	14.3
35 to 44 years	42	13.7
45 to 54 years	58	18.9
55 to 64 years	25	8.1
65 and above	17	5.5
Total	307	100.0

Source: 2009-2013 American Community Survey 5-Year Estimates

Employment Trends

Employment types and income levels influence the type and size of housing a household is able to afford. Employment has an important role in housing needs; as employment growth increases in a region, typically the demand for housing increases. Originally, Sand City's economy was based on heavy industrial use and resource extraction industries. Now Sand City residents are predominantly employed in the Service industry with nearly 34 percent of total employment. The educational services, health care and social assistance industries are the second largest employment sector (roughly 13 percent), and construction is the third (roughly 12 percent). Out of 307 residents, approximately 121 or roughly forty percent of all residents make up the civilian employed population in Sand City.

The largest employment in the County stems from the office and administrative support industry, with approximately 11.8 percent of the County's overall employment; Agriculture, Forestry, and Fishing comes in next with 11.5 percent of all employment in the County (2013 ACS). The County's ten largest employers are listed in **Table 6**, Ten Largest



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Employers in Monterey County, 2015. None of these employers is based in Sand City, although some could employ Sand City residents.

TABLE 6
TEN LARGEST EMPLOYERS IN MONTEREY COUNTY,
2015

Employer Name	Location	Industry
Azcona Harvesting	Greenfield	Harvesting-Contract
Breast Care Ceter	Monterey	Diagnostic Imaging Centers
Bud of California	Soledad	Fruits & Vegetables-Growers & Shippers
California State University	Seaside	Schools-Universities & Colleges Academic
Casa Palmero	Pebble Beach	Hotels & Motels
Ctb/Mc Graw-Hill Llc	Monterey	Publishers-Book (Mfrs)
D'Arrigo Brothers Co	Salinas	Fruits & Vegetables-Growers & Shippers
Dole Fresh Vegetables Co	Soledad	Fruits & Vegetables-Growers & Shippers
Hilltown Packing Co	Salinas	Harvesting-Contract
Mann Packing Co	Salinas	Fruits & Vegetables-Growers & Shippers
Marine Pollution Study Lab	Moss Landing	Boat Dealers Sales & Service
Monterey Peninsula College	Monterey	Schools-Universities & Colleges Academic
Naval Postgraduate School	Monterey	Schools-Universities & Colleges Academic
US Defense Department	Seaside	Federal Government-National Security
US Defense Manpower Data Center	Seaside	Government Offices - Federal

Source: Employment Development Department, 2015

SPECIAL NEEDS

Within each community, there may be certain sub-populations that have special housing needs. For purposes of this Housing Element, the following table identifies households that have been identified as having special housing needs in Sand City.

TABLE 7
SPECIAL NEEDS HOUSEHOLDS

Special Needs Households	Number of Households	Percentage of Total Households
Disabled Persons	11*	8.7%
Elderly	13	10.3%
Large Families	22	17.5%

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Farmworkers	0	0%
Single-Parent Households	11	8.7%
Homeless Persons	55**	-

Source: 2013 ACS population used to calculate percentage; Monterey County 2015 Homeless Census Regional Count Data

** Estimate based on 2013 ACS estimate of 28 Disabled Persons in Sand City.*

*** This is a pro-rata estimate based on the 2015 Monterey County PIT Homeless Census and Survey.*

Persons with Disabilities

Disabled households include households that have family members who are disabled because of physical handicaps or because of mental illness or disability. It is possible of course that some individuals have both a physical and mental disability, but Census data does not provide that level of specificity. According to the 2009-2013 ACS 5-Year Estimates, there are 28 persons (roughly 9 percent of total residents) in Sand City who had disabilities. Of these 28 residents, 12 are identified as having difficulty with living independently.

Historic census information is not available about the type of household persons with disabilities live in, their income level, or how their disability affects their housing needs. Generally, persons with disabilities have lower incomes, especially if their disability affects their ability to work. Housing that is affordable is typically a high priority for these individuals.

Mobility-impaired persons are also often in need of affordable housing. In addition, persons with mobility limitations typically require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps leading to doorways, modifications to bathrooms and kitchens (lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices (smoke alarms, light switches, etc.).

As of 2015, the City of Sand City adopted a new budget for the Senior Taxi Voucher Program. The program allows senior residents to qualify for Monterey-Salinas Transit (MST) Taxi vouchers, allowing eligible seniors to use Monterey Peninsula taxi services at a reduced cost.

Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided.



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Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Andreas Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The nearest branches are located in Salinas, Watsonville, and Gilroy.

The DDS provides services and supports to individuals with developmental disabilities. The DDS statistical database contains information about those individuals with developmental disabilities by zip codes throughout California. The DDS data in the shared zip code (93955) for Sand City and Seaside shows there were a total of 160 individuals with developmental disabilities in 2014. Of these 160, 89 individuals were younger than the age of 18, while the remaining 71 individuals were older than 18. The DDS data also records the residence type for each individual with developmental disabilities. Of the 160 in the Sand City/Seaside area, 145 lived in the home of a parent, family member, or guardian, 13 lived independently, and the remaining individuals lived in foster homes or other residences. Of the total combined populations of Sand City and Seaside, the 160 individuals with developmental disabilities make up 0.04 percent of the population. If this percentage of developmentally disabled individuals is applied to the population of Sand City, there would be only one developmentally disabled individual.

Elderly Population

As a distinct age group, elderly persons (65 years and older) have special housing needs because of mobility and health issues, limited or fixed incomes, and new appropriate housing size requirements.

Householders by age and tenure for Sand City is estimated in the 2013 ACS. According to the data, approximately 6.5 percent of elderly householders are renting their home; which leaves the nearly one third (31.5 percent) remaining as home owners.

TABLE 8
HOUSEHOLDERS AGE 65+ BY TENURE

Householder Age	Owner Occupied Households	Renter Occupied Households
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65 - 74 years	1	7
75 - 84 years	5	0
85 years and above	0	0
Total Households	6	7
Percentage of Total Households	31.5%	6.5%

Source: U.S. Census Bureau, 2013 ACS

Note: This data was subject to large margins of error and therefore may have totals and percentages that are slightly different than other data sources used in this document.

While the elderly population in Sand City is currently small, the number of elderly residents will likely increase in the future, partly as a result of increased longevity. An aging population could increase the need for reasonable accommodations for persons with disabilities. According to the 2013 ACS, a total of five persons age 65 or older had a disability.

Large Families

Traditionally, large households (households of 5 or more persons) have difficulty in securing and/or affording housing units of three or more bedrooms. Large renter families, in particular, have difficulty in finding rental housing stock that is appropriately sized and affordable. Table 9 below, based on information from the 2013 five year ACS, indicates that the vast majority of households who own their home have less than four persons, with only approximately 11 percent of households having five or more persons. For rental households, the distribution estimates 50 percent of householders are living alone, with only seven percent of households having five or more persons.

TABLE 9
HOUSEHOLD SIZE BY TENURE

Household Type	Monterey County		Sand City	
	Number	Percent	Number	Percent
Owner	62,398	49.7%	19	15%
Householder living alone	11,692	18.7%	4	21%
Households 2-4 persons	40,486	64.9%	13	68.4%
Large households 5+ persons	10,220	16.4%	2	10.5%
Rental	63,030	50.3%	107	85%
Householder living alone	15,429	24.5%	48	44.9%
Households 2-4 persons	33,306	52.8%	39	36.4%
Large households 5+ persons	14,295	22.7%	20	18.7%

Source: U.S. Census Bureau, 2013 ACS



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Farmworkers

There are no agricultural lands or agriculturally zoned properties in Sand City. According to the 2013 ACS data, there are no individuals employed in the Agriculture, Forestry, and Fishing industry. There are no farm labor housing developments in the City nor are there projects assisted with Rural Housing Administration financing.

Single-Parent Households

A single-parent household as used in this document is defined as a family household with one or more children under the age of 18 years and headed by either a female or male head of household, with no spouse present.

There were a total of 126 households in Sand City according to the 2013 ACS data. Of these 126 households, approximately 40 (31.7 percent) were “family” households with children under 18 years of age. There were eighteen total single-parent female-headed households, sixteen of which included children under the age of 18. There were two total single-parent male-headed households; both households included children under the age of 18.

Lower household income is one of the more significant factors affecting single-parent households. Limited household income levels affect the ability of these households to locate affordable housing and, consequently, this is one of the more significant housing problems of this household category.

Homeless Households

Homelessness is a housing issue that has become a significant social concern in recent years. The reasons for the increase in homeless individuals are many. They include the steady decrease in employment opportunities, the high cost of available housing, the increasing number of mentally ill individuals living on their own, persons with substance abuse problems, women and children fleeing family violence, and the lack of family support networks in today’s fast-paced society.

The Monterey County Coalition of Homeless Services Providers conducted a point-in-time census count of the county’s homeless populations. In addition to providing the Coalition with more accurate and useful data, federal law requires that state and municipal governments receiving federal funds under the McKinney-Vento Homeless Assistance Act must conduct a biennial, regular point-in-time count of their homeless populations.

The Coalition and Applied Survey Research performed a peer-oriented, point-in-time count of street and sheltered homeless individuals by canvassing all 110 census tracts throughout Monterey County early in the morning of January 28, 2015. According to the homeless census, there were a total of 55 homeless persons counted in Sand City. There were no sheltered homeless individuals or families counted in Sand City in 2015. It should be noted

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that the homeless persons counted may not actually live in Sand City but rather are recipients of day-time services at the Salvation Army Day Center in the City.

The 2015 Monterey County Homeless Census and Survey suggests there are 55 total homeless persons in Sand City, an increase from 38 persons surveyed in 2013. Of these 55 homeless persons, all were identified to be unsheltered and none were identified as living in vehicles, encampments, abandoned buildings, or parks.

As of January, 2015, the Sand City Police Department has stated their awareness of about 15 homeless persons that sleep somewhere within the jurisdiction each night. They have also noted that the Salvation Army “Good Samaritan Center” on East Avenue in Sand City draws between 50 to 100 persons per day; however, most tend to leave the City limits after utilizing the Salvation Army services.

Existing Homeless Services and Resources

As the homeless population increases, the need for homeless services and resources is also enhanced. The County’s Continuum of Care plan identifies the various existing components of services and facilities for homeless individuals. The list includes the following resources in Monterey County.

TABLE 10
MONTEREY COUNTY EMERGENCY SHELTERS *

Facility	Capacity (number of beds)
The Salvation Army	30
Victory Mission	52
Shelter Outreach Plus	92
Pajaro Rescue Mission	35
YWCA	17
Community Human Services	4
John XXII AIDS Ministry	10
Interim, Inc.	15
Franciscan Workers	16
Total	271

Source: Coalition of Homeless Services, 2015

**This number is an estimation because the exact number of beds was not published by service provider.*



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TABLE 11
MONTEREY COUNTY
TRANSITIONAL HOUSING FACILITIES*

Facility	Capacity (number of beds)
Interim, Inc	80
Housing Authority	216
The Salvation Army	54
Shelter Outreach Plus	168
Sun Street Centers	105
Community Human Services	42
Veterans Transition Center	94
His Hidden Treasure	4
New Start Recovery Home	6
John XXII	5
Unity Care	6
Total	780

Source: Coalition of Homeless Services, 2015

**This number is an estimation because the exact number of beds was not published by service provider.*

Homeless Services in Sand City

In Sand City, the facility that serves homeless individuals is the Salvation Army Day Center. The Salvation Army provides services for approximately 50 to 100 individuals on a daily basis. These services include shower and personal care facilities, breakfast and lunch, case management services and assistance with transportation needs. At night, local churches outside of Sand City rotate in providing sleeping facilities for homeless individuals.

Regional Shelters, Transitional Housing and Homeless Services

Sand City is a voting member of the Fort Ord Reuse Authority (FORA), which has implemented homeless accommodations at the former military base in accordance with the Base Realignment and Closure (BRAC) procedures and the McKinney-Vento Act (1987). The homeless shelters, transitional housing and other services provided at the former Fort Ord Army Base serve the region's homeless population. Facilities at Fort Ord are accessible from Sand City by public transportation. Shelters, housing and other services available to homeless individuals and their families at Fort Ord are summarized in the following table.

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TABLE 12
FORT ORD HOMELESS FACILITIES AND SERVICES

Regional Homeless Facilities	Housing Units	Number of Beds
Shelter Outreach Plus		
Rotating Emergency Shelters	-	50
Homeward Bound	25	75
Lexington Court	6	18
Men in Transition	8	24
Women in Transition	-	12-18
Coming Home		
Veterans Transition Center	-	147
Interim, Inc.		
MCHOME	-	22
Shelter Cove	-	36
Sandy Shores	-	28
Monterey County Housing Authority		
Pueblo del Mar	39	112
Total Regional Beds	-	524 *

Source: EMC, 2015, <http://www.shelteroutreachplus.org/programs.html>,

*This number is an estimate because the exact number of beds was not published by some service providers.

Following are detailed descriptions of the facilities serving the region's homeless population located at Fort Ord.

Shelter Outreach Plus (SOP)

Shelter Outreach Plus (SOP) was formed when two Monterey County nonprofit organizations, Shelter Plus and Peninsula Outreach, merged in 1998. Shelter Outreach Plus offers outreach, emergency shelter, transitional housing and other supportive services to homeless men, women and children.

Emergency Shelters: SOP operates two emergency shelters for the homeless. SOP provides transportation from the Naval Post Graduate School to the location of the shelter for that night. The shelters are located in Seaside (18 beds) and Salinas (32 beds). SOP reports that both of the emergency shelters frequently reach capacity, and they occasionally have to refer people looking for shelter to another facility. SOP works to accommodate individuals looking for shelter and will exceed the maximum capacity by one or two persons if the facility allows. It is unknown how many homeless persons from Sand City utilize these facilities on a nightly basis.



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Transitional Housing: Shelter Outreach Plus also offers transitional housing facilities through the I-HELP program. It is unknown how many of the residents at these locations are Sand City residents.

- **Homeward Bound:** Homeward Bound offers 25 two-bedroom units (75 beds) of supportive transitional housing for homeless families. Homeward Bound is an 18- to 24-month transitional living program that provides a community setting for men or women with children or single women alone. Services available include case management, literacy training, personal financial management and budgeting, clothing closet, individual and group therapy and recovery classes.
- **Lexington Court:** Lexington Court is a six-unit (18 bed) facility with three-bedroom units available for single men with children and dual parents with children. SOP reports that both facilities are typically full, but units become available about every three months as current residents move out to permanent housing.
- **Men in Transition:** Men in Transition is an 8 unit (24 bed) facility with three-bedroom transitional housing units. Supportive services include case management, counseling, drug/alcohol counseling, life skills workshops and information and referral. The facilities are co-located with Lexington Court.
- **Women in Transition.** Women in Transition opened in 2015 with 12 to 18 beds for single homeless women with no children. The facility is co-located with Lexington Court.

Mobile Homeless Services: SOP's Mobile Outreach Service Team (MOST) offers mobile services to the homeless community in Monterey County. The MOST program goes to various locations, including the Salvation Army in Sand City, and provides homeless individuals with food, clothing, blankets and other necessities. Salvation Army staff has a set schedule and provides these services to Sand City residents every Tuesday.

Veterans Transition Center

Coming Home is a transitional supportive housing project for homeless veterans and their families, located in Marina, operated by the Veterans Transition Project, which seeks to reintegrate homeless veterans and provide them with the resources and skills to become self-sufficient in society. The center provides a clean and sober environment where veterans access case management services, life skill workshops, substance abuse counseling and temporary living quarters. The facility currently has 40 units for single men, couples, and children. A new 70-unit residential facility is expected to be constructed in Marina by 2018.

Interim, Inc.

HOUSING NEEDS ASSESSMENT



MCHOME: Interim, Inc. is another agency that offers homeless programs and facilities on Fort Ord. The Monterey County Homeless Opportunity Make-up Empowerment (MCHOME) offers homeless individuals with severe mental illnesses transitional housing and supportive services. The MCHOME house (also called Hays Circle) offers 22 beds and a variety of services to Monterey County's homeless and mentally ill. The MCHOME program is limited to homeless individuals who have psychiatric disabilities, and the program is focused on providing these individuals with the services they need to maintain jobs and housing despite these disabilities. The MCHOME staff indicates that although the beds in the facility are usually full, there are 50 spots available for the homeless to receive other services. The waitlist (as of April 2009) for beds is ten. It is unknown how many Sand City residents utilize the MCHOME program, but it is in close enough proximity for them to walk or ride a bike to the facility's location.

Shelter Cove and Sandy Shores: Shelter Cove and Sandy Shores are two other facilities offered and staffed by Interim, Inc. The facilities are located next to each other at the former Fort Ord. Shelter Cove maintains 36 total beds provided in 9 four-bedroom units and 2 two-bedroom units. Sandy Shores provides permanent affordable supportive housing for homeless individuals with psychiatric disabilities. There are 28 beds provided in two- and four-bedroom units.

Pueblo del Mar: Operated by the Housing Authority of Monterey County, Pueblo Del Mar includes 56 houses on a 2.5-acre site at the former Fort Ord in the City of Marina. Pueblo Del Mar provides a safe, affordable, transitional housing program for homeless women with children, men with children, and families with children.

HOUSING STOCK CHARACTERISTICS

For purposes of evaluating housing supply and demand, it is helpful to translate information from population figures into household data. The U.S. Bureau of the Census defines a household as the group of all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group quarter living situations are not considered households.

In 2013, there were 126 households in Sand City, according to 2013 ACS 5-Year Estimates. Of the 140 total housing units in Sand City in 2013, 126 were occupied, of which 19 housing units (15.1 percent) were owner-occupied, while 107 housing units (84.9 percent) were renter-occupied homes. Fourteen units, 10 percent of all housing units, were vacant.



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TABLE 13
HOUSING UNITS BY OCCUPANCY STATUS AND
TENURE

Occupancy	2000		2013	
Tenure	Number	Percentage	Number	Percentage
Total Units	87	100.0%	140	100.0%
Occupied	80	92.0%	126	90.0%
Owner	29	33.3%	19	13.6%
Renter	51	58.6%	107	76.4%
Vacant	7	8.0%	14	10.0%

Source: U.S. Census, 2000; 2013 ACS 5-Year Estimates

Household Size

Household size is an interesting indicator of changes in population or use of housing. For example, an increase in household size can indicate a greater number of large families or a trend toward overcrowded housing units. A decrease in household size, on the other hand, may reflect a greater number of elderly or single-person households or a decrease in family size.

Sand City's average household size has experienced little change in the last decade. In 2000, the average household size was 2.46 persons; the 2008 average household size slightly decreased to 2.44 persons. As of 2013, the average household size in Sand City has maintained its 2008 value of 2.44 persons. Sand City's household size is smaller than the average household size for Monterey County (incorporated and unincorporated areas). According to the 2013 ACS 5-Year Estimates, the average household size for Monterey County in 2013 was 3.21 persons.

Housing Units by Type

Sand City's 1991 Housing Element indicated that there were 109 housing units in the City at that time. The element further reported that the majority of these units were constructed in the 1920s and 1930s and were located in non-residentially zoned areas of the City. The 2000 Census data reported that there were only 87 units in the housing stock, and the 2002 Housing Element reported that there were 90 dwelling units within the City in that year. Although there was a slight increase from 2000 to 2002, the overall housing stock decreased by nearly 20 units from 1991 to 2002. These units were located in non-residentially zoned areas and were either demolished or converted to what was considered a more appropriate use.

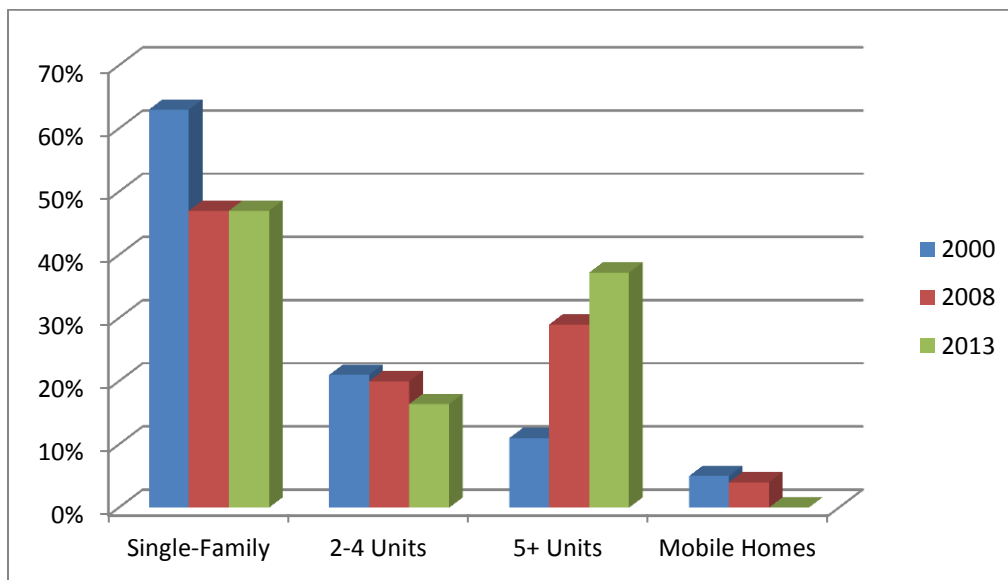
Since 2002, most of the housing built in Sand City has been within mixed-use developments, the largest of which is The Independent which was completed in 2007. The Independent is a

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mixed-use project originally designed with offices and commercial uses on the first two floors and 31 residential units on the third and fourth floors. However in 2012, the City approved the conversion of the 2nd level office area into an additional 26 units and the rear section of the 1st level into another 4 units. The resulting unit count for the building is 61 units.

FIGURE 1
HOUSING STOCK BY TYPE, SAND CITY
(2000, 2008 & 2013)



Source: State of California, Department of Finance Population and Housing Estimates, January 1, 2002, and January 1, 2008, 2013 ACS



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FIGURE 2
THE INDEPENDENT MIXED USE BUILDING



Source: City of Sand City, 2009

As of 2013, there were 140 dwelling units in the City, an increase of 2 units in the housing stock since 2008. Of the total 140 housing units, 90 percent (126 units) are occupied.

The 2000 U.S. Census data indicated that 63 percent of the housing units (58 units total) in the City were single-family units, either detached or attached structures. By 2008, there were 65 single-family units (either detached or attached structures). Although the number of single-family units increased from 2000 to 2008, the percentage of single-family units that comprised the total housing stock decreased from 63 percent to 47 percent. 2013 ACS 5-Year Estimates data suggests the percentage of single-family units remained even at 65 of the total 140 housing units.

In 2000, there were 19 units in structures of two to four units (21 percent of total units). In 2008, this number increased to 28 (20 percent of total units). Similarly to single-family structures, although the total number of structures with two to four units increased, the percentage of the housing stock that contained this type of structure decreased by 1 percent between 2000 and 2008. 2013 ACS 5-Year Estimates data reports the percentage of 2-or-more-unit structures decreased to 23, or 16.4 percent, of the total 140 housing units.

The number of multi-family structures with five or more units quadrupled in Sand City from 2000 to 2008, owing to opening of the Independent. Census data for 2000 indicates that there were 10 units in a multi-family structure of five or more units (11 percent of total units). As of 2008, there were 40 units in a multi-family structure of five or more units (29 percent of total units), a substantial increase since 2000. 2013 ACS 5-Year Estimates data

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suggests there are 52 units in a multi-family structure of five or more units (37.1 percent of total units).

There were five mobile homes in the City as of 2000, representing approximately 5 percent of the stock, and still present in 2008. The 2013 ACS 5-Year Estimates data does not document any mobile home, boat, RV, van, or other alternatively housed residents. However, a windshield survey conducted by the City has shown that there are two mobile homes remaining in Sand City.

Income Levels

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as the income of a household decreases, the incidence of housing cost burdening and overcrowding increases. For purposes of federal, state and local housing assistance programs, it is also important to identify households according to extremely low-, very low-, low- or moderate-income ranges. The definitions of household income levels that are adapted by California Department of Housing and Community Development (HCD) from the U.S. Department of Housing and Urban Development's guidelines, are provided below.

TABLE 14
HUD HOUSING INCOME CATEGORIES

Household Income Category	Definition
Extremely Low	Households with incomes at or below 30% of area-wide median income
Very Low	Households with incomes between 31% and 50% of area-wide median income.
Low	Households with incomes between 51% and 80% of area-wide median income
Moderate	Households with incomes between 81% and 120% of area-wide median income
Above Moderate	Households with incomes above 120% of area-wide median income

Source: California HCD, 2015

For the purpose of evaluating current (2015) housing affordability, housing need and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For example, in Monterey County the maximum area median income that would qualify a household of four for state housing assistance in 2015 is \$68,700.



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The table below shows Monterey County's maximum annual income level for each income group adjusted by household size. This data is used when determining a household's eligibility for federal, state or local housing assistance and when calculating the maximum affordable housing payment for renters and buyers.

TABLE 15
MAXIMUM HOUSEHOLD INCOME LEVELS: ELIGIBILITY
FOR HOUSING ASSISTANCE PROGRAMS, 2015

Income Category	1 Person	2 Persons	3 Persons	4 Persons
Extremely Low	\$15,250	\$17,400	\$20,090	\$24,250
Very Low	\$25,400	\$29,000	\$32,650	\$36,250
Low	\$40,600	\$46,400	\$52,200	\$58,000
Moderate	\$57,700	\$65,950	\$74,200	\$82,450

Source: HCD Income Limits: County of Monterey, 2015

Overcrowding

Overcrowded households are defined as households in which there is more than one person per room in the living structure (usually "room" is defined as any room in the structure except for kitchen and bathrooms). According to the 2000 U.S. Census, approximately 12 units, or 14 percent of the City's total occupied housing units, were overcrowded with more than 1.1 persons per room. Severe overcrowding (more than 1.5 persons per room) was reported in 8 of the 12 units. Of the total 12 overcrowded units, 11 were occupied by renters and the remaining 1 unit was a homeowner unit. According to the 2013 ACS 5-Year Estimates data, approximately 10 units, or about eight percent of the City's total occupied housing units, were overcrowded with more than 1.1 persons per room. All 10 units were categorized under the 1.01 to 1.50 occupants per room; no units were severely overcrowded. All 10 units were occupied by renters.

Vacancy Rates

The vacancy rate in a community indicates the percentage of units that are vacant and for sale/rent at any one time. Low vacancy rates (typically defined as anything less than 3 percent for homeowner units and 5 percent or less for renter units) can indicate a tight housing market with few vacant units which then create a high demand for those vacant units.

The 2002 Housing Element stated that the City had a vacancy rate of 7 percent for that year and the 2000 Census indicated that the overall vacancy rate was approximately 8 percent (3.3 percent vacancy for owner units and 7.3 percent for rental units). According to the Department of Finance, the vacancy rate for 2008 was 22 percent. This vacancy rate indicates that nearly a quarter of the City's housing stock was unoccupied in 2008. 2013 ACS

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5-Year Estimates data shows 126 of 140 housing units are occupied, or vacancy rate of 10 percent (0 percent vacancy for owner units and 7 percent vacancy for rental units).

Age of Housing/Housing Conditions

According to the 2000 Census, approximately 49 percent of the City's housing stock was built prior to 1970 and is now almost 40 years of age and older. During the decade between 1990 and 2000, 20 housing units were built—almost double the number of units produced during the previous decade. Since 2000, the California Department of Finance estimates that 48 new housing units have been built in Sand City, which brings the total number of housing units in the City to 140 units. Since 2000, the percentage of recently constructed housing units is roughly 42 percent of the City's total housing stock. Based on the Sand City Planning Department's windshield survey performed in November 2009, it is estimated that approximately 20 housing units are in need of rehabilitation.

TABLE 16
AGE OF HOUSING STOCK, 2013

Year Built	Number of Units	Percentage of Total
1939 or earlier	8	5.7%
1940–1959	30	21.4%
1960–1969	14	10%
1970–1979	10	7.1%
1980–1989	12	8.6%
1990–1999	7	5%
2000–2009	59	42.1%
2010 or later	0	0%
Total*	140	100%

Source: 2013 ACS 5-Year Estimates

Analysis of Existing Assisted Units and At Risk of Converting to Market Rate

There are currently no units of affordable housing at risk to convert to market rate. The City facilitated the development of The Independent, a mixed-use, multi-family development that included 10 below-market-rate rental units with protective covenants for 55 years. Those protective covenants began in 2008 and will not expire until 2063.

HOUSEHOLD AND INCOME CHARACTERISTICS

Household Income Ranges



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The tables below illustrate the percentage of households within each household income range in the City in 2013 as reported in the 2013 ACS 5-Year Estimates.

TABLE 17
INCOME RANGES BY INCOME CATEGORY,
2013

ACS 2013	Income Range	Estimated Number of Households	Estimated Percentage of Households
>30%	\$0–\$10,332	6	4.8%
30%–50%	\$10,333–\$17,221	9	7.1%
50%–80%	\$17,222–\$27,554	28	22.2%
80%–120%	\$27,555–\$41,332	22	17.5%
120%+	\$41,333+	61	48.4%
Total		126	100%
Median Household Income Location (2013)			Median Household Income
Sand City Median Household Income (2013 ACS)			\$34,444
Monterey County Median Household Income (2013 ACS)			\$59,168
Median Household Income Location (2007, 2008)			
Sand City Median Household Income (2008 ESRI Forecast)			\$45,000
Monterey County Median Household Income (2007 U.S. Census ACS Estimate)			\$56,668

Source: U.S. Census, 2013 ACS 5-Year Estimates; ESRI Forecasts, 2008

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TABLE 18
HOUSEHOLD BY HOUSEHOLD INCOME RANGES

Income Range	Number of Households	Percentage of Households
Less than \$10,000	6	4.8%
\$10,000–\$14,999	9	7.1%
\$15,000–\$24,999	28	22.2%
\$25,000–\$34,999	22	17.5%
\$35,000–\$49,999	9	7.1%
\$50,000–\$74,999	11	8.7%
\$75,000–\$99,999	16	12.7%
\$100,000–\$149,999	20	15.9%
\$150,000 or more	5	4%
Total	126	100%

Source: U.S. Census, 2013 ACS 5-Year Estimates

Median Household Incomes

The 2000 U.S. Census data reported that the median household income in Sand City was \$34,375 in 1999. According to the 2013 ACS 5-Year Estimates, the City of Sand City's median household income was \$34,444 in 2013, indicating that incomes have been stagnant, and not kept pace with inflation. In comparison, Monterey County's median household income was \$59,168 in 2013 and the State of California's was \$61,094. The percentage of households within each of the income ranges recorded by the 2013 ACS 5-Year Estimates is shown in **Table 17**. An extremely low-income household would have been one that made less than \$10,333 (30 percent of the 2013 median income).

Housing Costs

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing costs have increased in coastal communities, and the Monterey County area has been identified as one of the least affordable places to live in the United States.

Homeownership Costs

The Sand City housing market is unique in that it contains a very small pool of housing units and that pool of units includes a wide variation in housing type and age. The 2000 U.S. Census data reported a median value of \$400,000 for owner-occupied units in Sand City. In 2008, Real Estate Solutions estimated a median home price of \$325,000 for the combined



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Seaside/Sand City market. ESRI forecasts for 2008 estimated the median value of a home in Sand City to be \$875,000. Given the current downward trend of the national, state and local housing market, however, estimates of home values are tenuous, at best. The 2013 ACS data reports a median home value of \$541,700 for owner-occupied housing units in Sand City.

TABLE 19
HOUSING PRICES (2015)

City/County	Median Listing Price	Median Sales Price
Carmel	\$1,835,350	\$912,000
Carmel Valley	\$1,216,600	\$756,000
Marina	\$387,00	\$357,500
Monterey	\$1,170,719	\$539,000
North County Monterey	\$319,000	\$259,000
South County Monterey	\$182,500	\$175,000
Pacific Grove	\$899,500	\$790,000
Pebble Beach	\$2,245,654	\$1,560,000
Seaside/Sand City	\$350,000	\$325,000
North Salinas	\$281,000	\$247,000
East Salinas	\$230,000	\$205,500
South Salinas	\$357,000	\$305,000

Source: Trulia.com, Movoto.com, 2015

Rental Costs

Rental units comprise the majority of Sand City's housing stock. The 2000 U.S. Census indicates that the median rent in Sand City was \$707 per month, with the average gross rent with utilities at \$793 per month. There were just two units reporting rents of less than \$500 per month. The rents for a vast majority of the units ranged between \$500 and \$1,000 per month in 2000. The 2013 ACS data indicates that the median gross rent for Sand City was \$1,335 per month, an increase of nearly 60%.

In May 2009, a total of 18 rental units were available through Craigslist in the Sand City/Seaside area. Of those available units, the lowest rent was a one-bedroom unit at \$850 per month. The upper limit for rents was observed among both two- and three-bedroom units at \$1,650 per month. As of October 2015, two rental units were advertised on Craigslist. A studio apartment was advertised at a rate of \$1,650 per month, and a single bedroom apartment at a rate of \$1,950 per month. Both units are part of the Independent apartment building.

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The 2013 ACS 5-Year Estimate reports a median gross rent of \$1,335 per month. There were just four units reporting rents of less than \$800 per month. The majority of rents paid (25 units) ranged \$1,250 to \$1,499; 21 units ranged \$2,000 or more; and 20 units ranged \$800 to \$899.

Housing Cost and Overpaying for Housing

One indicator of the healthiness of a housing market is whether households are overpaying for housing. Overpaying is usually defined as a household that is paying more than 30 percent of their income for housing. When a household is paying more than 30 percent of the household income for housing, it is assumed that there is less income available for other household necessities such as food, transportation and childcare, and consequently, the household is considered to be paying too much for housing. The 30 percent figure is typically used by governmental agencies as a measure of affordable housing and includes all housing costs. For a renter household, this figure would include monthly rent and utilities. For a homeowner household, it typically includes monthly mortgage principal, interest, tax and insurance payments. While lower-income households typically are most at risk for overpayment of housing, this situation can also affect moderate- and above moderate-income households. Due to the spiraling increase in housing costs in California communities, overpaying for housing has extended into the moderate- and above moderate-income categories also.

Affordable Housing Costs in 2015

The following two tables provide information on the sales price and rental charges that would be affordable to extremely low-, very low-, low-, and moderate-income households in Sand City. These affordability estimates are based on the affordability criteria as formerly required for redevelopment projects (30 percent of income on housing expenses).



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TABLE 20
AFFORDABLE RENTS
BY HOUSEHOLD INCOME LEVEL *

Household Income Level	Annual Income Range	1-Person Household	2-Person Household	3-Person Household	4-Person Household
Extremely Low	\$0–\$24,250	\$425	\$485	\$546	\$606
Very Low	\$24,251–\$36,250	\$635	\$725	\$816	\$906
Low	\$36,251–\$58,000	\$1,016	\$1,161	\$1,304	\$1,550
Moderate	\$58,001–82,450	\$1,444	\$1,649	\$1,856	\$2,062

**Maximum affordable rent includes allowance for utilities paid by the tenant*
Source: 2015 HCD Income Limits

TABLE 21
AFFORDABLE SALES PRICES
BY HOUSEHOLD INCOME LEVEL *

Household Income Level	Annual Income Range	1-Person Household	2-Person Household	3-Person Household	4-Person Household
Extremely Low-	\$0–\$24,250	\$54,828	\$62,558	\$70,510	\$78,289
Very Low	\$24,251–\$36,250	\$81,881	\$93,508	\$105,335	\$117,007
Low	\$36,251–\$58,000	\$131,011	\$149,771	\$168,465	\$187,137
Moderate	\$58,001–82,450	\$186,381	\$212,826	\$239,503	\$266,033

**This assumes 10% down, 6% interest, 30-year fixed mortgage, and all taxes and fees.*
Source: 2015 HCD Income Limits; <http://www.move.com/home-finance/financial-calculators/home-affordability-calculator.aspx>

HOUSEHOLDS OVERPAYING FOR HOUSING

Using state and federal definitions, a household is considered to be overpaying for housing when they spend more than 30 percent of their annual gross income on housing costs. Lower-income households typically overpay for housing more than moderate- and above moderate-income households. Typically, as household income levels decrease, the percentage of households overpaying for housing increases. The table below identifies by household tenure the percentage of households who were overpaying for housing in Sand City, according to 2000 U.S. Census estimates.

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TABLE 22
HOUSING COST AS A PERCENTAGE
OF HOUSEHOLD INCOME

Income Range	Total House-holds	% of Total Households	0–20% of HH Income	20%–29% of HH Income	30% or more of HH Income
Less than \$20,000	4	21.1%	0	0	4
\$20,000–\$34,999	0	0%	0	0	0
\$35,000–\$49,999	0	0%	0	0	0
\$50,000–\$74,999	2	10.5%	1	0	1
\$75,000 +	13	68.4%	10	1	2
Subtotal	19	100%	11	1	7
Less than \$20,000	37	34.6%	4	0	33
\$20,000–\$34,999	25	23.4%	0	1	24
\$35,000–\$49,999	8	7.5%	0	0	8
\$50,000–\$74,999	9	8.4%	0	0	9
\$75,000 +	28	26.2%	9	11	8
Subtotal	107	100%	13	12	82
Total	126	100%	24	13	89

Source: U.S. Census 2013 ACS 5-Year Estimate

Table 22 indicates that 37 percent of all homeowners were paying more than 30 percent of their income for housing. However, there were only a total of 19 homeowners that reported housing costs in Sand City. Therefore, 37 percent of the total reported reflects 7 homeowners, which is statistically a very small number.

Approximately 107 renters reported their housing costs and, of that total, 77 percent were paying more than 30 percent for housing.

While the percentages cited above are based on a small “pool” of households, they do appear to indicate that renter households in Sand City are more likely to be overpaying for housing than homeowner households, which is typical.



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QUANTIFICATION OF EXTREMELY LOW-INCOME HOUSEHOLDS

According to HUD CHAS data, in 2012 there were a total of 19 households earning less than 30 percent of median income; 15 of those households were renters and 4 were owners. Of the 125 total households listed in the CHAS dataset, 63.2 percent were found to exhibit some housing problem, 63.2 percent were burdened with housing costs exceeding 30 percent or more of income and 35.2 percent of total households were paying 50 percent or more for housing.

ASSISTED HOUSING AT RISK OF CONVERSION

State law requires the City to identify, analyze and propose programs to preserve housing units that are currently restricted to low-income households and that will become unrestricted and possibly lost as low-income housing. State law requires the following:

- An inventory of restricted multi-family housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units at risk; and
- Programs for preserving the at-risk units.

Inventory of Assisted Housing

Currently, there are a total of 10 assisted housing units in the City of Sand City (**Table 23**). All of the units are renter units. All of these units are deed restricted for affordable use through the year 2065. Two of the units are restricted to people earning very low incomes, four are restricted to people earning low incomes, and four are restricted to people earning moderate incomes.

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TABLE 23
2013 ASSISTED HOUSING INVENTORY

Project Name	Very Low	Low	Mod	Agreement Date*	Owner	Rental	Funding Source	Deed-Restricted
The Independent	X			2009		2	LMIH*	X
The Independent		X		2009		4	LMIH	X
The Independent			X	2009		4	LMIH	X

Source: City of Sand City, 2013

**Sand City 20 Percent Low and Moderate Income Set-Aside Funds (LMIH)*

Loss of Assisted Housing

Affordability covenants and deed restrictions are typically used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower- and moderate-income households over a certain period of time. Restricted units that are not permanent may lose their affordability controls or subsidies and revert to market-rate units. Currently, there are no at-risk affordable units in the City of Sand City.

Preservation and Replacement Options

There are currently no at-risk affordable housing units in Sand City; however, generally the cost of preserving assisted housing units is estimated to be less than replacing units through new construction. Preserving units entails covering the difference between market-rate and assisted rental rates. New construction tends to be less cost-efficient due to the shortage of available land, which is often a limiting factor in the development of affordable housing.

Many low- and moderate-income households can afford rents for two- and three-bedroom apartments without experiencing overpayment. However, extremely low- and very low-income households find it more difficult to obtain rental housing at an affordable price without overpaying. To maintain the existing affordable housing stock, the City may either preserve the existing assisted units or replenish the affordable housing inventory with new units.

Preservation

There are several local organizations available to manage these units, if property owners are interested, including the Community Housing Improvement Systems and Planning Association (CHISPA), Monterey County Housing Incorporated, South County Housing, and Interim, Inc. Funds available to encourage continued affordability include project-based Section 8, and HOME funds. The Housing Element goals and policies provide additional information on strategies to preserve the City's affordable housing stock.



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TABLE 24

QUANTIFIED OBJECTIVES FOR PRESERVATION: 1/1/2015 – 6/30/2020

Program	Income Group			
	Very Low	Low	Moderate	Total
4.3.1*	0	0	0	0

* There are currently no at-risk affordable housing units in Sand City. All Below Market Rate units are deed restricted until the year 2065.

Rehabilitation

The percentage of structures in the City currently in need of rehabilitation is less than 4 percent according to a 2009 housing condition assessment completed by City staff. The City consists primarily of older industrial areas planned for mixed use redevelopment, with several areas of newer residential construction. There are very few older structures where rehabilitation presents a viable and economic alternative to redevelopment. It is assumed that the rate of substantial rehabilitation in the period of the Housing Element will be less than it was during the previous Housing Element period. Efforts for rehabilitation will depend on the demand from private investment for newer housing; Sand City will encourage increased private investment into the housing market. Since Sand City is a very small community, City staff is aware of problem areas where rehabilitation is feasible and can monitor all structures in the City on a regular basis.

TABLE 25

QUANTIFIED OBJECTIVES FOR REHABILITATION: 1/1/2015 – 6/30/2020

Program	Extremely Low	Very Low	Income Group			Total
			Low	Moderate	Above Moderate	
4.3.1; Market	2	2	2	2	2	10

COASTAL ZONE REQUIREMENT

The City of Sand City is required to report on the number of affordable housing units in the City's coastal zone. This analysis must include:

- The number of housing units approved for construction after January 1, 1982;

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- The number of units for persons and families of low and moderate income that have been required to be included in new housing developments within 3 miles of the coastal zone;
- The number of existing units occupied by low- or moderate-income residents; and
- The number of low- and moderate-income residential units that have been required for replacement or authorized for demolition or conversion.

The Coastal Zone encompasses all of the City territory west of State Route 1. No housing exists in this area, and although some areas are residentially zoned, the only development anticipated in this area is resort-related, and most other areas are owned by the regional park district.. The territory within 150 feet of the eastern edges of State Route 1 is also within the Coastal Zone, and a portion of this territory is designated for residential development. The railroad corridor is also within the Coastal Zone and designated for transportation uses. All of the City's housing stock is located within three miles of its coastal zone (all territory within the city limits is within three miles of the coastal zone). The City has ten total affordable housing units, all of which were constructed after 1982. These units are outside the coastal zone and provide housing for 10 low-income households. During the last planning period, no units were demolished.

The greatest constraint to housing in the Coastal Zone is the dune habitat that is prevalent in much of the area east of State Route 1. The Coastal Commission will require significant areas of habitat preserve in order to develop housing within this area, known as the East Dunes area. The majority of the East Dunes area is outside the Coastal Zone, but will still have habitat conservation imposed. Approvals within most of the Coastal Zone is subject to appeals subject to the City's certified LCP.



HOUSING NEEDS ASSESSMENT

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CONSTRAINTS



HOUSING CONSTRAINTS

Economic forces in the private market, as well as regulations and policies imposed by public agencies, can affect new housing development. These constraints primarily impact the production of new housing but can also affect the maintenance and/or improvement of existing housing. The discussion below and on the following pages analyzes both the governmental and non-governmental (“market”) constraints that can affect the housing market in Sand City.

NON-GOVERNMENTAL CONSTRAINTS

There are a number of costs involved in the development of housing. These include land and construction costs, site improvements (streets, sidewalks, etc.), sales and marketing, financing and profit. Because these costs are so market-sensitive, it is difficult for a local governmental body to reduce them in any way.

Land Costs

In April 2009, Willdan Financial Services completed a feasibility analysis for the City of Sand City that included current land and development costs for single-family homes, commercial-residential mixed-use developments, and live-work development. The residual land value for a 2,200 square foot single-family home on a 3,750 square foot parcel is estimated to be \$145,806, or \$38.88 per square foot. Land costs for mixed-use and live-work developments were also calculated based on the square footage of the parcel. Mixed-use developments had slightly lower land costs per square foot at \$38.12. Live-work developments were found to have substantially higher land costs per square foot at \$49.65.

Construction Costs

As is true for most coastal communities, new residential development in Sand City can be expensive. The 2009 study by Willdan Financial Services calculated the total development costs of a 2,200 square foot single-family home in Sand City to be \$470,194. Including the cost of land for such a home (\$145,806), the total sales price for a typical single-family home in Sand City is estimated to be \$616,000. A 6,600 square foot, six-dwelling residential component for a commercial-residential mixed-use project is estimated to cost \$1,002,000 to construct at a cost of \$145 per square foot. These costs include nine covered parking spaces as part of the construction costs based on existing zoning requirements.

As credit markets have tightened nationwide due to the housing mortgage crisis, the ability to obtain construction or permanent financing for residential development was affected. Financing is now more available, but the exact terms and conditions of the financing are dependent on the developer’s experience, capacity and local market conditions.



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TABLE 26
CONSTRUCTION COSTS AND SALES VALUE FOR
SINGLE-FAMILY, MULTI-FAMILY AND LIVE-WORK
DEVELOPMENT

Project Cost Item	Single-Family Home 2,220 sq/ft	6-Unit Multi-Family 1,100 sq/ft/du	6-Unit Live-Work 2,000 sq/ft/du
Dwelling Unit Construction	\$217,800	\$957,000	\$1,740,000
Garage	\$21,471	\$45,000	\$100,776
Site Development	\$37,500	\$66,330	\$168,750
Subtotal Construction	\$276,771	\$1,068,330	\$2,009,526
Fees	\$20,030	\$78,311	\$94,785
Marketing	\$30,800	\$149,115	\$192,000
Construction Mgmt.	\$8,712	\$38,280	\$69,600
Construction Financing	\$12,466	\$68,060	\$132,572
Property Taxes	\$1,338	\$2,368	\$6,023
Contingency	\$27,677	\$100,200	\$200,953
Overhead & Profit	\$92,400	\$288,811*	\$576,000
Subtotal (Other Fees, Taxes and Costs)	\$193,423	\$725,145	\$1,271,933
Total Development Costs	\$470,194	\$1,793,475	\$3,281,459
Residual Land Costs	\$145,806	\$251,592	\$558,542
Total Sales Value	\$616,000	\$2,045,067	\$3,840,001

Source: Willdan Financial Services April 2009.

** Based on the final sales value for the residential component, the overhead profit for the residential component is calculated as 64.561% of total development profit.*

Sand City has two recent project proposals with valuations as follows:

Multi-Family – Catalina Lofts: This is a 3-story mixed use project with 7 commercial units and 8 residential units (one of which is designed as ‘handicapped accessible’). The total project valuation is \$3 million.

Single Family Dwelling – Bungalows at East Dunes: The first of 10 single family homes has almost completed its construction, with a valuation of \$250,000 for this 1759 square-foot dwelling (plus 483 square-foot garage).

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Producing Affordable Housing

The expensive land and construction costs in the area influence market-rate housing costs but can have an even more dramatic effect on the production of affordable housing. Nonprofit developers who built affordable housing units in the Monterey area in the 2000–2001 time period report that their average cost to build a multi-family development is between \$150,000 and \$225,000 per unit. The Moro Cojo development is a good example of this type of development. Moro Cojo is located in the Castroville area in northern Monterey County. The nonprofit developer, CHISPA, reported that the cost for the average-sized unit of 1,050 square feet was \$167,600. Another example of the cost of providing affordable housing is the estimates developed in 2001 by South County Housing for a multi-family and single-family projected housing development in the Boronda area of Monterey County. South County Housing has estimated that their average cost for a multi-family unit (two or three bedrooms) is \$207,328 per unit, and the cost for a single-family unit is estimated to be \$224,434. Subsidies are always necessary in order to make these units affordable to very low-, low- and moderate-income households. In fact, most truly affordable housing developments in California today require 10 to 12 different subsidy sources in order to make the project financially feasible.

Infrastructure Capacity

A significant factor that can add to the cost of residential development is the availability and adequacy of infrastructure. In Sand City, the major infrastructure issue is the availability of water.

Water Availability and Adequacy

The Monterey Peninsula has historically experienced water shortages that limit residential development. Sand City is a member of the Monterey Peninsula Water Management District (MPWMD). The MPWMD is responsible for issuing water service permits for developments located within the District’s boundaries. Domestic water service is provided by the California American Water Company (Cal-Am), which operates and maintains the water system within the district.

Monterey County’s water supplies are derived primarily from the Carmel and Salinas river systems and the Seaside groundwater basin. Cal-Am’s use of the Carmel River system was greatly restricted by State Water Resources Control Board Order 95-1 issued in 1995 and due to be implemented in the next year,. Due to the lack of adequate water supplies on the Monterey Peninsula, the availability of water for new development is limited and will become more limited in the future. Several regional desalination plant proposals are in process, but years away from approval or construction.



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In order to develop a more permanent source of water, the City successfully pursued the establishment of a desalination facility using state grants to help fund the development costs. The project's total costs were \$12 million for both design and construction. The City aggressively pursued grant opportunities, and received \$2.9 million in Proposition 50 grant funds from the California Department of Water Resources. The remainder of the project was paid for through Redevelopment Agency Bonds and capital improvement program funding. Additionally, the innovative energy recovery system that was incorporated, developed by Energy Recovery Incorporated (ERI), enabled energy consumption savings of 50%, and earned the City \$104,974 in rebated from Pacific Gas and Electric (PG&E), the region's utility provider. The facility began production in April of 2010 and supplies the City with 300 acre-feet of water (98 million gallons approximately) annually. It is estimated that new residential development will average 0.20 acre-feet per dwelling, requiring a total of 11 acre-feet to meet the 2014-2023 Regional Housing Need Allocation of 55 units.

Sewer

The Seaside County Sanitation District (SCSD) and Monterey Regional Water Pollution Control Agency (MRWPCA) provide wastewater collection and treatment to Sand City. The MRWPCA operates the Regional Sewage Treatment Plant in Marina. The SCSD maintains the collection lines and pumping stations that deliver sewage from Sand City and Seaside to MRWPCA's Seaside pumping station, located west of State Route 1 on Bay Street. The Regional Treatment Plant has a capacity of 30 MGD (million gallons per day), and in 2002, was processing approximately 20 MGD.

There are some deficiencies in sewer service supply and distribution lines, primarily in the coastal area west of State Route 1 and undeveloped portions of the East Dunes area. The sewer deficiency in the East Dunes area is not one of downstream line capacity or plant capacity. In this currently undeveloped area of Sand City, there is a need to extend sewer lines to serve new development. When a developer approaches the City for the appropriate land use entitlements, sewer extension will be a required condition to subdivision approval—a standard process that any developer would need to address. Thus, there will not be a negative impact on development on the sites (see Tables 39 and 40) associated with the East Dunes area. Aside from the deficiencies in the coastal areas, there is adequate sewer capacity in the City to accommodate development equaling or exceeding the RHNA.

Transportation

State Route 1 crosses the center of Sand City and is a dominant fixture in the City's landscape. For several years, there have been proposals to widen State Route 1 from four to six lanes and to improve interchange access. However, there were no specific actions or funding sources authorized at the time that this Housing Element was prepared.

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The City's Circulation Element and Public Facilities Element of the 2002 General Plan identifies the need for circulation and access improvements in several areas of the City, including the East Dunes, West End and coastal zone areas. However, none of these recommendations are significant in terms of restricting new residential development. All local streets within Sand City operate within acceptable levels of service. Traffic mitigation fees are required for all new development in Sand City based on a regional impact fee required by the Transportation Agency for Monterey County (TAMC).

On-Site Infrastructure

New on-site infrastructure is not considered to be a potential constraint to housing development within the West End districts (formerly known as the Old Town) because those housing opportunities will be in urban infill sites where the infrastructure is largely already in place. The City's Redevelopment Agency, however, had worked with an urban design and parking design team to develop streetscape improvement plans. These plans will include street trees, street furniture and undergrounding of existing, unsightly utility poles.

In those areas such as the East Dunes where new residential development is planned, the City will require on-site infrastructure improvements, including the construction of interior roads, street lighting, water, sewer, drainage and underground utility systems. The City has not adopted any requirements above and beyond those authorized by the California Subdivision Map Act. For the East Dunes area, the City has actually reduced the street width to 32 feet. This narrowing of streets was a design consideration to provide more front yard landscaping to individual homeowners and for traffic-calming purposes.

Environmental

The City of Sand City has some environmental constraints that directly impact the development of housing. The Peninsula's critical shortage of water in the City currently limits development to just those projects that are granted a limited supply of water allocation rights. This water supply constraint was relieved since the opening of the Sand City Coastal Desalination Plant in 2010. The plant is designed to produce up to 300-acre-feet of water per year. The Monterey Peninsula Water Management District limited the allocation entitlement to 206 acre-feet annual maximum. However, the Water Management District has only (to date) credited Sand City for up to 165 acre-feet per year for current use/allocations.

A significant portion of the City lies within the coastal zone, on appeals subject to the City's certified LCP, and the discretion and approval of the Coastal Commission. Environmental constraints along the coast include erosion, sensitive habitat areas and endangered species.



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The Moffatt & Nichol study of coastal erosion, which calculates the future position of the shoreline, has been endorsed by the Coastal Commission and has been applied by the City to develop setback lines for development along the coastline and for the approval of specific developments, such as the Sterling development in 1994.

Biological studies conducted within Sand City have identified five species that qualify for special status under state or federal law or among a broad consensus of the scientific community. Those species include the Monterey Bay gilia, the Monterey spineflower, the coastal wallflower, the Monterey ceanothus and the sandmat manzanita. Wildlife studies have identified four special-status species in the City, including Smith's blue butterfly, the western snowy plover, the coast horned lizard and the California burrowing owl.

Habitat preservation areas have been established in conjunction with, and as a permitting requirement for, previous development projects. In 2000, the U.S. Fish and Wildlife Service (USFWS) designated all of the Sand City coastal area west of State Route 1 as critical habitat for the western snowy plover. Therefore, future development proposals will require federal Endangered Species Act Section 9 consultation and may require the approval of a habitat conservation plan by the USFWS. In addition, a small area of the East Dunes district (approximately 4 acres) is being required by the USFWS as a habitat set-aside area for the Smith's blue butterfly. The City is coordinating closely with USFWS and other agencies regarding these sensitive and protected habitat areas.

Scenic resources, most notably views of Monterey Bay seen while traveling along State Route 1 through the City, are also considered and protected as a resource of public importance in conformity with the California Coastal Act through the goals and policies of the Conservation and Open Space Element of the City's General Plan. Protection of the scenic resources could constrain the location and height of future residential development in the specified area.

Availability of Financing

The cost of financing has a substantial effect on the affordability and availability of housing. Interest rates have a significant role in determining the feasibility of development projects, especially residential real estate. Interest rates have been at historic lows in recent years, but depending on Federal Reserve Bank actions, may rise in the coming years. Developers typically pass the cost of financing development projects on to buyers or tenants, thus affecting the affordability and availability of housing types for residents. The availability of financing for residents to purchase, refinance and improve homes is an important analysis of the private market to determine the feasibility of homeownership access.

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Tables 27, 28 and 29 provide summaries of loan activity as reported by lending institutions in the Salinas Metropolitan Statistical Area/Metropolitan Division (MSA/MD). The Home Mortgage Disclosure Act (HMDA) requires that lending institutions make publicly available an array of information related to lending activity on an annual basis. In order to determine the availability of financing and draw conclusions regarding the market's ability to ensure access to financing for residents in the City, HMDA data for Approved Loan Activity, Denied Loan Activity and Withdrawn/Incomplete Loan Activity is provided in the tables below.

Table 27 provides a summary of approved loan activity (home purchase loans and refinance/improvement loans) in the City of Sand City and the Salinas MSA/MD for the years 2005 to 2007. As shown in the table, there were 110 approved home purchase loans and 273 approved home refinance and improvement loans between 2005 and 2007 in the City. Financing in the City appears to be available at about the same rate as financing within the MSA/MD.

TABLE 27
APPROVED LOAN ACTIVITY

Year	Home Purchase Loans				Home Refinance & Improvement Loans				Total Loan Applications	
	Sand City		Salinas MSA/MD		Sand City		Salinas MSA/MD		Sand City	Salinas MSA/MD
	No.	%	No.	%	No.	%	No.	%	No.	No.
2005	54	19%	9,401	22%	118	41%	16,514	39%	291	41,853
2006	42	17%	5,116	15%	99	39%	14,886	43%	252	34,341
2007	14	10%	3,396	14%	56	40%	10,099	41%	139	24,881
Total	110	16%	17,913	18%	273	40%	41,499	41%	682	101,075
2011	2	5%	394	4%	1	3%	393	4%	38	9,095
2012	3	6%	198	2%	3	6%	519	4%	50	12,832
2013	3	5%	252	2%	2	3%	526	5%	64	11,379
Total	8	5%	844	3%	6	4%	1438	4%	152	33,306

Source: Home Mortgage Disclosure Act (Salinas MSA/MD 41500), 2005, 2006, 2007, 2011, 2012, 2013

Note: Loans Approved include: loans originated and loans approved, not accepted.

Total Loan Applications is the sum of all Approved, Denied, and Withdrawn/Incomplete loan applications

Between 2011 and 2013, there were only 8 approved home purchase loans and 6 approved home refinance and improvement loans in the Sand City tract. The Salinas MSA/MD also saw a great decrease in loan approval during the 2011-2013 period. These decreases may be



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attributed to the overall decrease in total loan applications since the 2005-2007 time period. This may be attributed due to the difficulty of acquiring loans during the financial crisis beginning in 2008.

TABLE 28
DENIED LOAN ACTIVITY

Year	Home Purchase Loans				Home Refinance & Improvement Loans				Total Loan Applications	
	Sand City		Salinas MSA/MD		Sand City		Salinas MSA/MD		Sand City	Salinas MSA/MD
	No.	%	No.	%	No.	%	No.	%	No.	No.
2005	25	9%	2,749	7%	47	16%	6,139	15%	291	41,853
2006	16	6%	2,352	7%	54	21%	6,423	19%	252	34,341
2007	12	9%	1,550	6%	33	24%	6,542	26%	139	24,881
Total	53	8%	6,651	7%	134	20%	19,104	19%	682	101,075
2011	1	3%	582	6%	11	29%	1638	18%	38	9,095
2012	1	2%	566	4%	10	20%	2279	18%	50	12,832
2013	3	5%	534	5%	2	3%	2150	19%	64	11,379
Total	5	3%	1682	5%	23	15%	6067	18%	152	33,306

Source: Home Mortgage Disclosure Act (Salinas MSA/MD 41500), 2005, 2006, 2007, 2011, 2012, 2013

Note: Loans Approved include: loans originated and loans approved, not accepted.

Total Loan Applications is the sum of all Approved, Denied, and Withdrawn/Incomplete loan applications

An important trend presented by the data is the sharp decline in total loan activity within the Salinas MSA/MD. Approximately 41,853 loan applications were processed in the MSA in 2005. By 2007, processed loan applications had declined by over 40 percent to 24,881, with over 6 percent fewer home loan applications being approved. Sand City also experienced a decline in both the number and percentage of approved loans. In line with significant decreases in mortgage activity nationwide, overall loan applications were down by almost 64 percent in Sand City in 2007 from levels reached in 2005.

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TABLE 29
WITHDRAWN/INCOMPLETE LOAN ACTIVITY

Year	Home Purchase Loans				Home Refinance & Improvement Loans				Total Loan Applications	
	Sand City		Salinas MSA/MD		Sand City		Salinas MSA/MD		Sand City	Salinas MSA/MD
	No.	%	No.	%	No.	%	No.	%	No.	No.
2005	13	4%	1,808	4%	27	9%	5,242	13%	291	41,853
2006	8	3%	1,172	3%	22	9%	4,392	13%	252	34,341
2007	4	3%	666	3%	11	8%	2,628	11%	139	24,881
Total	25	4%	3,646	4%	60	9%	12,262	12%	682	101,075
2011	7	18%	461	5%	4	11%	886	10%	38	9,095
2012	0	0%	406	3%	7	14%	1409	11%	50	12,832
2013	2	3%	362	3%	10	16%	1176	10%	64	11,379
Total	9	6%	1229	4%	21	14%	3471	10%	152	33,306

Source: Home Mortgage Disclosure Act (Salinas MSA/MD 41500), 2005, 2006, 2007, 2011, 2012, 2013

Note: Loans Approved include: loans originated and loans approved, not accepted.

Total Loan Applications is the sum of all Approved, Denied, and Withdrawn/Incomplete loan applications

GOVERNMENTAL CONSTRAINTS

Governmental regulations, while intentionally regulating the quality of development in the community, can also unintentionally increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements like road improvements, traffic signals on adjacent streets or sewer improvements may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development.

Land Use Controls

The City's General Plan, Local Coastal Plan and Zoning Ordinance are the primary tools used to manage the development of residential units in Sand City. The City's coastal zone includes approximately 1.5 miles of ocean frontage on the west side of State Route 1 as well as a strip of land 200 feet in width bordering the east side of State Route 1. Also included in the City's coastal zone is that portion of the Union Pacific Railroad right-of-way within the city boundaries and a 100 foot wide parallel strip of land adjacent to the western side of the railroad right-of-way.



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Table 30 identifies General Plan categories by coastal and non-coastal designations. Further, the table identifies the zoning districts that are compatible with the land use designations. At the time that this Housing Element was drafted, the East Dunes Specific Plan had not yet been adopted. The City is in the process of working with the various property owners involved as well as securing a Habitat Conservation Permit for a four-acre site that is a habitat for the endangered Smith's blue butterfly. This continues to prove an extremely difficult task. Portions of the East Dunes area are located in the coastal zone, which has been a factor in the adoption process.

TABLE 30
LAND USE AND ZONING CLASSIFICATIONS

General Plan Land Use	Compatible Zoning District
Non-Coastal	
East Dunes Specific Plan (EDSP)	EDSP*
Regional Commercial (C-4)	C-4
Mixed Use (MU)	MU-P
Public Facility (PF)	PF
Habitat Preserve (HP)	OS*EDSP*
Coastal	
Residential Medium Density (R-2)	CZ R-2
Residential High Density (R-3)	CZ R-3
Visitor Serving Commercial (VCS)	CZ VSC
Visitor Serving Commercial, Low Density (VS R-1)	CZ VS R-1
Visitor Serving Commercial, Medium Density (VS R-2)	CZ VS R-2
East Dunes Specific Plan (EDSP)	CZ EDSP*
Light Commercial (C-1)	CZ C-1
Heavy Commercial (C-2)	CZ C-2
Public Facility (PF)	PF*
Public Recreation (PR)	CZ PR
Habitat Preserve (HP)	CZ HP

** Plan and/or District to be adopted*

Source: City of Sand City, General Plan, Land Use Element, February 2002

The Coastal Land Use Plan can be considered a constraint in that it contains specific policies that can have the effect of curtailing development. Policies in the Coastal Land Use Plan include those that emphasize environmental concerns and infrastructure adequacy, which can and have affected residential development in Sand City. For some approvals, the

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California Coastal Commission, that can delay development. The City has limited control over the actions of other agencies, in particular, the California Coastal Commission for projects located within the coastal zone. The Commission is a state regulated and appointed body that can make land use decisions independent of the City.

For example, the City approved a 133-unit residential development on R-2 land in the coastal zone. However, the Coastal Commission denied the application on appeal in 2000. The City has limited influence in reducing the effect of the Local Coastal Program as a constraint on residential development.

Zoning Code

The City's Zoning Code is contained in Title 18 of the Municipal Code. The Zoning Code includes residential district categories shown in **Table 31**.

TABLE 31
LAND USE AND ZONING CLASSIFICATIONS

Zone	Density
East Dunes Specific Plan	Medium - High Density
R-1	Single-Family Residential
R-2	One-Family and Two-Family Residential
R-3	High Density Multi-Family Residential
CZ R-2	Medium Density, Coastal Zone
CZ R-3	High Density, Coastal Zone
CZ VS R-1	Visitor Serving Residential, Low Density
CZ VS R-2	Visitor Serving Residential, Medium Density
CZ EDA	Single-Family, Multi-Family and Mixed Use
PUD	Planned Unit Development
MU-D	Mixed Use Development

Source: City of Sand City General Plan 2002–2017

Each of the zoning categories has its own specific development standards, as described in **Table 32** below.



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TABLE 32
DEVELOPMENT STANDARDS BY ZONING DISTRICT

Zoning District	Minimum Site Area	Minimum Average Site Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Height (Principal Structure)	Parking Spaces Per Unit
R-1 and R-2 (Single-Family Units)	3,750 sq. ft.	50 feet	5 feet	5 feet	10 feet	30 feet	2 per unit
R-2: Two-Family Units	3,750 sq. ft.	50 feet (mean)	5 feet	5 feet	10 feet	30 feet	2 per unit
R-3: Single Story	3,750 sq. ft.	75 feet	5 feet	5 feet	15 feet	16 feet	1.5 per unit (2 or fewer bedrooms) 2 per unit (3+ bedrooms)
R-3: Multi-Story	3,750 sq. ft.	75 feet	5 feet	5 feet	15 feet	36 feet	1.5 per unit (2 or fewer bedrooms) 2 per unit (3+ bedrooms)
CZ R-2	None ¹	None	5 feet	0 feet	10 feet	36 feet	2 per unit
CZ R-3	None ²	None	5 feet	0 feet	15 feet	36 feet	1.5 per unit (2 or fewer bedrooms) 2 per unit (3+ bedrooms)
CZ VS R-1	None ¹	None	Discretionary	Discretionary	Discretionary	36 feet ³	1.5 per unit
CZ VS R-2 (Timeshare Housing)	None ¹	None	Discretionary	Discretionary	Discretionary	36 feet ³	1.5 per unit
CZ EDA	None ¹	None	Discretionary	Discretionary	Discretionary	36 feet ³	1.5 per unit
MU-P	None ⁴	None	Discretionary	Discretionary	Discretionary	60 feet	Dependent on type of use (e.g., commercial, industrial, etc.)

Source: City of Sand City General Plan 2002–2017

Notes:

1. R-2 density is 1 units / 1,875 sq. ft. of net lot area or approximately up to 23 units per acre.

2. R-3 density is 1 unit / 1,000 sq. ft. of net lot area or approximately 43 units per acre.

3. Anything within 100 feet of California State Route 1 max height would be 25 feet.

4. Minimum of 1 du per 1,875 sq. ft. lot.

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Provision for a Variety of Housing Types

Second Dwelling Units

The City's Zoning Ordinance complies with the requirements of Assembly Bill 1866 (2002) regarding the permitting of second dwelling units in certain designated areas of a city. The City's ordinance defines the term in accordance with the legislation but refers to second dwelling units as "accessory dwelling units." According to the City's ordinance, an accessory dwelling unit means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single-family dwelling is situated.

Accessory dwelling units are allowed in all areas with the General Plan land use designation of East Dunes Specific Plan and in the MU-P (Planned Mixed Use) zoning district, the two primary areas of town where residential development is encouraged. The densities created by second dwelling units in these zones are consistent with the City's General Plan.

The City has applied development standards to accessory dwelling units. Accessory dwelling units shall be allowed by an accessory dwelling unit permit for parcels larger than 1,875 square feet in all areas designated for their use (East Dunes Specific Plan and Mixed Use zones). The permit must be approved if the application meets all of the following development standards:

- a) The unit shall not be sold separately from the principal dwelling unit(s) on the property and it may be rented.
- b) The lot or parcel on which the accessory dwelling unit is proposed already contains an existing, single-family detached dwelling unit.
- c) The accessory dwelling unit may be attached to the existing dwelling or detached from the existing dwelling, subject to review and approval by the Design Review Committee (DRC)
- d) The increased floor area of an attached accessory dwelling unit shall not exceed 30 percent of the existing floor area of the single-family residence.
- e) The total floor area for a detached second unit shall not exceed 800 square feet.



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- f) Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges and all other zoning requirements shall be applicable as they relate to the zoning district in which the proposed accessory unit will be located.
- g) All building code requirements shall be satisfied.
- h) The applicant for an accessory dwelling unit permit shall be an owner occupant of the property in which the accessory unit is proposed.

Mobile and Manufactured Homes

Mobile and manufactured homes are allowed by the Zoning Ordinance as a permitted use in the R-1 zone and as a conditional use in the R-2 and R-3 zones. The 2013 ACS did not identify any mobile homes in Sand City in 2013. However, there have been two mobile homes observed by City staff residing on Fell St. and Orange Ave.; it is unknown how long these homes will reside in the City limits. State law requires manufactured homes be permitted equally anywhere that single family homes are permitted.

Farmworker Housing

There are no agricultural lands or agriculturally zoned properties in Sand City. According to the 2013 ACS data, no individuals residing in Sand City households reported that they were employed in the farming/fishing industry. There are no farm labor housing developments in the City nor are there projects assisted with Rural Housing Administration financing. In the absence of any need for farmworker housing, the City does not currently plan to facilitate the provision for construction of this type of housing.

Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.”

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires Sand City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. According to the HCD from the Division of Housing Policy Development memorandum dated May 7, 2008, SB 2 allows flexibility in satisfying its requirements in the following cases.

- 1) A multi-jurisdictional agreement is implemented to provide a shelter for the members’ homeless population.

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- 2) An existing ordinance is in effect that meets the requirements of the legislation.
- 3) Demonstration that one or more existing shelters meet the needs of the City's homeless population.

The goal of SB 2 is to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- The size and location of exterior and interior on-site waiting and client intake areas;
- The provision of on-site management;
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

There are no emergency shelters or transitional housing currently in Sand City; However, The City's Zoning Ordinance currently includes emergency shelters or transitional housing facilities as approved uses in the Public Facility (PF) zoning, without discretionary action. However, only 2-bed emergency shelters are permitted in Sand City. Currently, if there were an application for such a facility, it could be allowed in PF areas without a use permit.

In 2010, the City approved the Public Facilities (PF) zone to accommodate 2-bed emergency shelters (Sand City ORD 10-05). The PF zone is the most appropriate for emergency shelters because the sites currently zoned or slated to be rezoned to PF are near transportation and services. There are approximately 7 acres of PF zoned land currently. Most sites are "underutilized" in that they have an existing use, but, there is additional capacity within each site to sustain a small shelter and there is potential for a shelter if a



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developer wished to build one in Sand City. City Hall and Calabrese Park constitute 27,850 square feet and the City Hall parking lot is an additional 5,475 square feet. An emergency shelter large enough to meet the City's estimated need of 15 beds could potentially be located on Calabrese Park or the parking lot adjacent to City Hall. It is feasible that a building large enough to accommodate 15 people can be built even on the smaller adjacent parking lot. The PF zone allows buildings with a three-story maximum, and does not have specific setback requirements. This building would likely be designed to have four bedrooms with four bunks in each room, allowing for the separation of men and women, if necessary. There is also a 192,500 square foot parcel that has a sewer pump station on it. It is not considered to be appropriate for residential uses.

The portion of the desalination plant property outside the coastal zone is zoned PF. The remainder of the desalination plant site is in the coastal zone, and the City will re-zone it when the local coastal program is updated. The desalination plant site has a total of 33,750 square feet. This size of shelter could potentially be located on either Calabrese Park site or the desalination plant site. Additionally, the water treatment plant property, with a total 30,250 square feet, is partially zoned Public Facilities and may be a potential site for an emergency shelter. The larger portion of the property is located in the Coastal Zone Planned Mixed Use (CZ-MU-P) but can potentially be rezoned to Coastal Zone Public Facilities (CZ-PF) to allow emergency shelters. The water treatment facilities occupy about 7,000 square feet of the site. A 1,000 square-foot homeless shelter would fit within a portion of the parking lot. As of January 2015, the police department had knowledge of 15 homeless people living in Sand City. Additionally, the 2015 Monterey County Homeless Census Report determined there were 55 homeless people living in Sand City, all of whom were living unsheltered. The PF zoning district regulations will also be amended to allow homeless shelters as a permitted use as required by Chapter 633, 2007 Statutes (SB2). The City has elected to accommodate the shelter need for 15 homeless persons, due to the police department survey. It has been decided that the police department is familiar with the homeless population throughout the year, thus providing a more accurate population count than the single-day survey conducted by the Monterey County Coalition of Homeless Services Providers. The City will need to amend its current policy on 2-bed shelters in the Zoning Ordinance to accommodate its homeless need of 15 beds.

Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

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Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. Transitional housing is already listed as a use, but supportive housing is not explicitly defined or listed under any land use category.. However, to further comply with SB 2, the City will add supportive housing as defined in the Health and Safety Code as a permitted housing type under this land use category.

Housing for Persons with Disabilities

The City has reviewed all of its zoning laws, policies and practices for compliance with fair housing law and is currently compliant with all legislation. In compliance with the federal Fair Housing Act and the California Fair Employment and Housing Act, Ordinance SC 07-02, 2007, in Section 18.78.060 of the Sand City Municipal Code identifies those zoning and land use applications where reduced processing time, streamlined procedures and fee reductions/waivers are allowed.

Currently, the City does not have a formally established process for persons with physical or developmental disabilities to make requests for reasonable accommodation; however, as a result of the small size of the City and limited number of City staff, requests for reasonable accommodation go directly to the City's Planning Department. Requests for reasonable accommodation are immediately reviewed by the Planning Department, as long as no discretionary land use approval is sought other than the request for reasonable accommodation. When the request is under the Planning Department's purview, the department makes a written determination within 45 days and either grants, grants with modifications or denies a request for reasonable accommodation in accordance with Section 18.78.060(E).

The State of California and Federal law requires that landlords provide "reasonable accommodations" and "reasonable modifications" to tenants with disabilities. A "reasonable accommodation" is a change in a landlord's rules, policies or practices, or a change in ways the housing services are provided; a "reasonable modification" is a physical change in a housing unit or common area that is necessary for a person with a disability to use or enjoy



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the housing. Sand City does not currently have an ordinance set in the City Code requiring reasonable accommodations for persons with disabilities, but will amend the code consistent with the Health and Safety code to accommodate this need (Program 4.4.1.I).

Residential parking standards for persons with disabilities are not different from other parking standards; however if a proponent could demonstrate a need for reduced parking this could be considered as part of a discretionary review. Currently, there are no brochures regarding reasonable accommodation at the City's planning counter, but the City is amenable to providing such a brochure in the future, if one is published by the State or other government agency or nonprofit organization.

Group Homes

The City allows residential care facilities, also called group homes, of 6 or fewer persons as a permitted use in residential areas. Facilities for 7 or more persons may require a use permit but the City expedites the request, as quickly as possible, and minimizes required fees to the extent feasible. The Zoning Ordinance was amended on August 7, 2007, to allow residential care facilities in all areas where the City allows residential uses as Ordinance No.: 07-04, 2007. In compliance with the federal Fair Housing Act and the California Fair Employment and Housing Act, Ordinance 07-02, 2007, added Section 18.78.060 to the Sand City Municipal Code. The ordinance was adopted on April 3, 2007, and identifies those zoning/land use applications where reduced processing time, streamlined procedures and fee reductions/waivers are allowed.

Extremely Low-Income Households

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Extremely low-income households typically comprise at persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. The City's Zoning Ordinance currently does not allow SROs in any district.

Density Bonuses/Incentives for Affordable Housing Developments

Unless a locality drafts its own affordable housing ordinances, state law requires that a density bonus (or equivalent financial incentives) of at most 35 percent be granted to housing developers who agree to construct one of the following conditions: five percent of the units affordable to very low-income households; 10 percent of the units affordable to

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lower-income households; 10 percent of the housing units in a for-sale common interest development are restricted to moderate income resident; at least one acre of project land is donated to the city or county for very low income units; the project is a senior citizen housing development; and, the project is a mobilehome park age-restricted to senior citizens.

The City revised its density bonus ordinance (Ordinance No. 03-02-2003) to comply with state law on June 17, 2003. The current density bonus grants at least 25 percent additional units for developers who agree to construct at least 20 percent of the units affordable to lower-income households, 10 percent of the units affordable to very low-income households, and 20 percent of condominium units affordable to moderate-income households or senior citizen housing. As water resources are now available for development through the City's new desalination facility, it is be appropriate for the City to take further action to promote the density bonus with developers and residents.

PERMIT PROCESS AND TIME FRAMES

The residential development process proceeds through various stages, each of which requires some form of City approval. Initial processing of a development application depends on the type of project proposed (e.g., planned unit development, lot subdivision) as well as whether additional requirements will need to be met (e.g., rezoning of land, environmental reviews). Due to the fact that there has been very limited development in Sand City over the past years because of a “de facto” water moratorium prior to the City’s desalination plant going on-line, there have not been a large number of projects processed in recent years. As of 2013, there has been an “uptide” of residential development via the Catalina Lofts project and the Bungalows at East Dunes 10 single family dwelling project. **Tables 33 through 37** describe permitted uses by zone and the typical permit processing steps and time frames based on recent projects, which include single-family, planned unit and mixed-use developments.

Because of its small size, Sand City has very efficient permit processing time frames compared to other communities. In fact, Sand City’s permit processing time is the fastest development application processing time of any Monterey Peninsula community because the City Council also acts as the Planning Commission. No other community within Monterey County provides this development accommodation. This organizational structure eliminates a significant development review step and saves time because additional legal noticing is not required and appeals from citizens to the City Council are nonexistent.

TABLE 33
TIMELINES FOR PERMIT PROCEDURES

Type of Approval or Permit	Typical Processing Time
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Ministerial Review	1 week
Conditional Use Permit	30–45 days (projects categorically exempt under CEQA)
Zone Change	30–45 days + CEQA Review (if applicable)
General Plan Amendment	30–45 days + CEQA Review (if applicable)
Site Plan Review	30–45 days (projects categorically exempt under CEQA)
Architectural/Design Review	30–45 days (projects categorically exempt under CEQA)
Tract Maps	60 days + CEQA Review (if applicable)
Parcel Maps	60 days + CEQA Review (if applicable)
Initial Environmental Study	30–60 days
Environmental Impact Report	8–12 Months

Source: City of Sand City, 2015

Note: CEQA = California Environmental Quality Act

Permitting Process

The permit process is officially initiated with the submission of an application, fees, and necessary plans and drawings for proper review. This is usually a result of one or more preliminary “unofficial” discussions between the applicant and planning staff. Once an application is received, it is reviewed for completeness. If complete, review commences, reports and permits are drafted, and California Environmental Quality Act (CEQA) review is initiated, where applicable. Discretionary permits require a scheduled public hearing. Notices are published in the local newspaper, posted at three designated posting locations within the City, and mailed to all property owners within a 300-foot radius of the project site or parcel boundary.

Subsequently, public hearing(s) are held. Sand City has no separate Planning Commission, so land use entitlement permits go directly to the City Council. Once the City Council makes a determination, there is a 10-day period to appeal the decision back to the City Council. If no appeals are made, planning permits are issued upon signatures of agreement to all permit conditions. Staff often recommends applicants withhold from initiating plan check review with the Building Department until the planning permit process is complete.

The entire permitting process for a single-family development requesting building permit approval and design approval usually takes six weeks or less. The same holds true for multi-family and mixed-use building permits, conditional use permits (for mixed use), and design permit approvals outside the coastal zone. Within the coastal zone, if the project can be appealed to the Coastal Commission and the project is perceived to be controversial, time limits expand significantly and the outcome is uncertain. For projects that are in accordance with the City’s General Plan and Housing Element and not appealable to the Coastal

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Commission, approval is very likely. The City has a goal is to develop properties to their highest and best use in accordance with the City's General Plan and Zoning Ordinance.

Conditional Use Permitting Process

For conditional use permits (CUP), the applicant submits an application and fees to initiate the process. Prior to this action, preliminary discussions between the applicant and planning staff usually occur. An application typically includes the standard questionnaire form provided by the City, illustrations of the site and floor plans, a conceptual grading plan, a "letter of intent," which is a detailed proposed use description in the applicant's own words, and envelopes with postage for mailing public hearing notices. Advisory agencies, such as the Police, Fire, Building, Health, City Engineer, and Sanitation departments, are notified of the application and provided an opportunity to express any issues they may have related to their jurisdiction. CEQA status is also evaluated and a determination is made whether the application is exempt or if it will require a negative declaration or environmental impact report.

Table 34 displays housing types as they are permitted by zone. In the R-2 zone, single family houses and duplexes are permitted by right, but multi-family uses require conditional use permits. The City Council intends to amend the zoning ordinance to allow all multi-family uses by right in the R-2 zone, consistent with the requirements of the R-3 zoning district (see Program 4.1.3.D). In the R-3 zones, a conditional use permit is not required for multi-family uses. However, conditional use permits are required as well as design permits to ensure that the housing type is consistent with standard "stick-built" housing. In the MUP zoning district, all uses require a conditional use permit to ensure that the mix of land use, either on-site or adjacent to the building site, are compatible with one another. In other words, due to noise, traffic or nuisance concerns, there may be mitigation measures required as part of the use permit to ensure that the use constructed does not impact adjoining land use, or that the adjoining land use to the project site is "accommodated" by additional noise control or nuisance control measures on the project site. The use permit process in Sand City normally takes two months to complete from application submittal to approval by the City Council. Due to the small size of the City, the City Council also acts as the Planning Commission. Without the planning commission process, the timing for project approval from start to finish is substantially lessened.

Within the coastal zone, all uses require a coastal development permit. For the majority of the City, this type of permit is not appealable to the Coastal Commission and takes approximately two months to process. This is a state regulation that the City has no authority to mitigate.



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Once the CEQA process is complete, hearing dates are scheduled and public notices are drafted. The staff report, the City Council resolution, and the permit are drafted at this time. The staff report summarizes the proposal, discusses potential and foreseen impacts and potential mitigation measures, and makes a recommendation. Public hearings occur during regular City Council meetings, the first and third Tuesdays each month starting at 5:30 p.m. During the public hearing, City staff makes a presentation and subsequently the floor is opened to accept public comment or to address any questions or issues an applicant may have. Once the floor is closed for further discussion, a vote is taken to approve or deny the application for the conditional use permit. The entire conditional use permit permitting process is typically completed within four to six weeks, depending upon CEQA, application issues and staff workload.

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TABLE 34
HOUSING TYPES PERMITTED BY ZONING DISTRICT

RESIDENTIAL USE	Non-Coastal Zone Districts						Coastal Zone Districts				
	R-1 (Single-Family Units)	R-2 (Single- & Two-Family Units)	R-3 Multi-Family Units	MU-P (Planned Mixed-Use)	MU-P SRO Old Town Overlay	PF (Public Facility)	CZ-R2	CZ-R3	CZ-VS-R2 (Time Share Housing)	CZ-MU-P	CZ-EDA
Single-Family – Detached	P	P	P	CUP			CDP	CDP		CDP	CDP
Duplex		P	P	CUP			CDP	CDP		CDP	CDP
Multi-Family		CUP	P	CUP			CDP	CDP	CDP	CDP	CDP
Live-Work				CUP						CDP	CDP
Residential Care < 6 Persons	P	P	P								CDP
Senior Residential Care			P								CDP
Emergency Shelter ¹			P			P					CDP
Single-Room Occupancy (SRO) ²				CUP							
Manufactured Homes ³	P	P	CUP				CDP	CDP			CDP
Mobile Homes ³	P	CUP	CUP				CDP	CDP			CDP
Foster Homes	P	CUP	CUP								CDP
Transitional Housing ⁴	P	P	P			P					CDP
Farmworker Housing											CDP
Supportive Housing ⁴	P	P	P			P					CDP
Second Unit	P	P	P	CUP							CDP

P = Permitted Use; CUP = Conditional Use Permit (discretionary); CDP = Coastal Development Permit (discretionary)

Source: City of Sand City, 2015

1. Program 4.4.1.E – Identify methods to support homeless services and shelters.

3. Program 4.4.1.H – Amend the City's Zoning Ordinance to comply with statutory requirements for single-room occupancy residences

3. California Gov. Code Section 65852.4 Manufactured Homes: administrative permit

4. Program 4.4.1.G – Amend the City's Zoning Ordinance to comply with statutory requirements for transitional and supportive housing



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TABLE 35
HOUSING TYPES PERMITTED BY ZONING DISTRICT

RESIDENTIAL USE	ZONE				
	R-1	R-2	R-3	Mixed Use	PF
Single-Family – Detached	P	P	P	CUP	
Single-Family – Attached		P	P	CUP	
Duplex	P	P	P	CUP	
3–4 Dwelling Units		CUP	P	CUP	
5+ Dwelling Units		CUP	P	CUP	
Residential Care < 6 Persons	P	CUP			
Residential Care > 6 Persons		CUP			
Emergency Shelter					P
Single-Room Occupancy				CUP	
Manufactured Homes	P	CUP	CUP		
Mobile Homes	P	CUP	CUP		
Foster Homes (licensed)	P	CUP	CUP		
Transitional Housing	P	P	P		
Farmworker Housing					
Supportive Housing	P	P	P		
Second Unit	P	P	P	CUP	

P = Permitted; CUP = Conditional Use Permit (discretionary)

Source: City of Sand City, 2015

Architecture/Design Review Process

For projects where design review is necessary, the City has the Design Review Committee (DRC) to review those projects subject to guidelines the City Council has adopted. The City design guidelines are not regulatory standards. They are design principles related to neighborhood compatibility and building scale issues that are common in many California communities, including those on the Monterey Peninsula. The review of building design in relation to these guidelines does not add significant cost or time to the development review process. The City has design guidelines in its West End area. There are set guidelines adopted for the following aspects of building: site planning, form and massing, openings, roof treatments, walls, utilitarian screening, exterior lighting, landscaping, public art work, signage, and parking lots. The specific guidelines for each are listed in Appendix F. These guidelines are available to all potential developers and allow them to understand what is required of buildings in the West End area. Therefore, these requirements do not constrain residential development or negatively impact the affordability of such development.

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The DRC meets only as needed and has no established standard meeting times. Meetings typically start at noon and last about an hour. Possible outcomes are either approval as proposed, approval with modifications specified by the DRC, or denial outright. A DRC decision can be appealed to the City Council within 10 days.

Multiple Permit Processing

For project needing multiple permits (conditional use permit, site plan permit, design permit, etc.), the City Council is typically allowed to act upon land use entitlements first and to decide general site plan requirements. Then a public hearing is scheduled with the DRC to go over a structure's architecture and site plan details, such as pavement materials, texture, landscaping, etc. The City streamlined its multiple permit processing procedures in 2015.

TABLE 36
RESIDENTIAL SINGLE-FAMILY DWELLING PERMIT
TYPICAL PROCESSING TIMES

Request Type	Typical Processing Time*
Land Use Entitlement	30–45 days Double time if negative declaration required
Architecture Review	30–45 days Double time if negative declaration required
Building Permit	21 working days for first submission 10 working days for each subsequent back-check

Source: City of Sand City, 2015

* Land Use Entitlement and Architecture Review are processed concurrently, while building permits are typically postponed until after all Planning Department approvals are issued.

TABLE 37
RESIDENTIAL/MULTI-TENANT PERMIT
TYPICAL PROCESSING TIMES

Request Type	Typical Processing Time*
Land Use Entitlement	30–45 days Double time if negative declaration required
Architecture Review	30–45 days Double time if negative declaration required
Building Permit	21 working days for first submission 10 working days for each subsequent back-check

Source: City of Sand City, 2015



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TABLE 38
COMMERCIAL/SINGLE BUILDING PERMIT
TYPICAL PROCESSING TIMES

Request Type	Typical Processing Time*
Land Use Entitlement	30–45 days Double time if Negative Declaration required
Architecture Review	30–45 days Double time if Negative Declaration required
Building Permit	21 working days for first submission 10 working days for each subsequent back-check

Source: City of Sand City, 2015

TABLE 39
MIXED USE – RESIDENTIAL & COMMERCIAL PERMIT
TYPICAL PROCESSING TIMES

Request Type	Typical Processing Time*
Land Use Entitlement	30–45 days Double time if Negative Declaration required
Architecture Review	30–45 days Double time if Negative Declaration required
Building Permit	21 working days for first submission 10 working days for each subsequent back-check

Source: City of Sand City, 2015

* Land Use Entitlement and Architecture Review are processed concurrently, while building permits are typically postponed until after all Planning Department approvals are issued.

Building Codes and Enforcement

Sand City adopted the 2010 California Building Code, which is based on the California Building Code. Due to a contract agreement with the City of Monterey to provide plan check services, the City has not adopted the 2013 Code, because the City of Monterey is still using the 2010 code. The City's building code has been adopted in order to prevent unsafe or hazardous building conditions. As such, the City's code is a reasonable and normal enforcement of City regulations and does not act as a constraint to the construction or rehabilitation of housing. The City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits for all new structures. It is the duty of the building inspector and the city administrator to enforce the City's building code and zoning codes. The codes are enforced as the City staff is made aware of problems. The City is so small that every property is well-known to staff and City Council members. The City of Monterey is expected to update its building code in 2016; Sand City will make updates and amendments to its building code in accordance to Monterey's updated code; specific amendments are not currently known.

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ADA Compliance

Compliance with provisions of the federal Americans with Disabilities Act (ADA) is assessed and enforced by Planning and Building departments in Sand City. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multi-family apartments with three or more units in any one building, and new construction of congregate housing or shelters.

The Planning and Building Departments monitor California Title 24 accessibility requirements with all plan checks and permits. Such reviews include but are not limited to parking spaces, walkways, building access and restrooms. When an application for a building permit is received, it is automatically routed through the plan check process. The Planning Department logs the permit request and assigns a tracking number. Then the application is forwarded to the City of Monterey Building Department, with whom the City of Sand City contracts for building services. The City of Monterey Building Department applies both ADA and Title 24 regulations to all building permit requests. The Building Department coordinates with the Planning Department to expedite the review for ministerial permits such as door widening and ramps. The City of Monterey Building Department and Fire Department conducts building code and fire code, respectively, compliance and enforcement for the City of Sand City, by contractual agreement. Additionally, Sand City staff provide additional enforcement by means of windshield surveys.

For existing structures, the City has not sponsored any efforts to remove constraints for persons with disabilities. For all new construction, however, the City ensures ADA and Title 24 compliance. The Building Department and City Engineer monitors ADA compliance for all work within the public right-of-way. The Building Department and City Engineer routinely review sidewalks, curbs and all development improvement plans for ADA compliance on public property.

Governmental Fees

The development of new housing units imposes certain costs upon local government, such as the cost of providing planning services and inspections. In addition, there are long-term costs such as the continued maintenance of a community's infrastructure and public facilities. In order to pay for such services, local governments charge fees for proposed development applications. The City updated its fee schedule in 2015. Although fees were raised in most cases, in comparison to other communities on the Monterey Peninsula, Sand City's governmental fees are low. This is intended to be an economic incentive to encourage new and revitalization development in the City. The chart below shows the fees charged by the City's Planning and Building Department for a single-family, 2,000 square foot detached unit. The unit is one of three units in a residential development.



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Table 38 lists the fees charged by the City of Sand City for some of the more typical planning services. **Table 39** lists typical fees for a single family house.

TABLE 40
TYPICAL PLANNING DEPARTMENT FEES

Service	Fee
Major Subdivision – Tentative Map	\$1000 + Reimbursement Agreement
Major Subdivision – Final Map	\$500
Major Subdivision	\$1000 + Reimbursement Agreement
Planned Unit Development	\$500
Preliminary Land Use Determination	No fee
Rezoning	\$1000 + Reimbursement Agreement
Site Plan	\$500
Variance	\$500
Design Review (Single Family/Duplex)	\$100

Source: City of Sand City, 2016

Development Fees

According to the 2009 Willdan study, which references the Urban Land Institute among its sources, development fees for single-family development in Sand City are estimated to be approximately \$20,000, which accounts for less than five percent of the total costs of development for a single-family home in Sand City.

According to the Willdan study, a six-unit live-work multi-family development is estimated to incur about \$95,000 in development fees, approximately \$15,800 per unit, which accounts for less than 3 percent of its total costs. For a six-unit mixed-use development, the development fees are estimated to be \$78,300 or approximately \$13,050 per unit, which accounts for about two percent of the total development costs for the residential component.

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TABLE 41
SAMPLE DEVELOPMENT FEES – SINGLE-FAMILY,
DETACHED UNIT

Type of Fee	Amount
Site Plan Review (1/3 of total)	\$500
Design Review	\$100
Building Permit Fee	\$2,678
Plan Check Fee	\$1,740
SMIP(Strong Motion Inst. Fee)	\$30.50
Building Development Fee	\$202.30
Total City Fees	\$4,950.80
Transporation Agency of Monterey County (TAMC) Development Impact Fees	\$1,803.18
Monterey Peninsula Water Management District (MPWMD) Water Connection Fees	\$710.63
Monterey Regional Water Pollution Control Agency (MRWPCA) Sewer Capacity Fee	\$3,430
School District Impact Fees	\$4,280.00
California Buildings Standard Commission Fee (Effective 1/1/2015) Using a home price of \$600,000	\$1 per \$25,000.00 valuation \$24.00
Total Other Fees	\$10,918.61

Source: City of Sand City, 2015

RESOURCES



HOUSING RESOURCES

LAND INVENTORY

Traditionally, Sand City has been perceived as an industrial city with a small residential population. In recent years, the City has increased its commercial land use with the development of destination commercial uses in the Sand Dollar and Edgewater shopping centers. The City's 2002 General Plan projects a "new vision" for Sand City which would include the continued transformation from an industrial community to one with mixed uses, including a thriving artist and artisan community. Envisioned within this plan are New Urbanism strategies that mix residential and commercial uses in planned developments. New residential uses are identified for mixed-use developments in the West End, East Dunes area and certain areas of the northern portion of the coastal zone.

The Land Use Element of the 2002 General Plan identified the following land use categories for new residential development:

East Dunes Specific Plan

The specific plan anticipates that the majority of the residential units will be single-family; however multi-family and mixed-use are anticipated to be included in program designs. Densities are expected to range from 9 to 20 dwelling units per acre. The area includes land located both in coastal zone and non-coastal zone areas. The non-coastal zone areas are estimated to have a holding capacity of 211 units at an average density of 18 units per acre. The coastal area is anticipated to accommodate 29 units at a typical density of 9 units per acre.

Mixed Use Development (MU-P)

This designation is applied to areas where low-impact light manufacturing and commercial uses are intermixed with residential uses, including live-work units. It is expected that typical densities will be 18 units per acre, although stand-alone residential developments that do not exceed 23 dwelling units per acre may be considered on a case-by-case basis.

Residential Medium Density (CZ R2 and R2)

This land use designation provides for housing units at moderate densities, 14 to 35 units per acre.



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Residential High Density/Multi-Family Residence (CZ-R3 and R3)

This land use designation provides for housing units at high densities, up to 43 units per acre (one unit per 1000 sq. ft.). Because the density exceeds 20 units per acre, this district qualifies for default credit for low income housing accommodation. With the City's plans to change three of the nine total acres to R3 in the South of Tioga area, the City will have land to accommodate an additional 60 to 120 low and very low- income units.

Regional Housing Needs Allocation (RHNA)

A total of 55 new housing units have been allocated by the Association of Monterey Bay Area Governments (AMBAG) to the City of Sand City for the period January 2014 through December 2023, as shown in **Table 40**. The City must set forth appropriate zoning and development standards to facilitate the development of 22 housing units affordable to very low- and low-income households to meet its RHNA for these income levels. In addition, the City will have to allow for 10 housing units available to moderate-income households and 23 units to above moderate-income households.

TABLE 42
SAND CITY REGIONAL HOUSING NEEDS ALLOCATION

Income Category	Income Level	Number of Units	Percentage of Total
Very Low	Less than 50% of AMI	13	23.4%
Low	50%–80% of AMI	9	16.4%
Moderate	80%–120% of AMI	10	18.2%
Above Moderate	120%+ of AMI	23	41.8%
Total		55	100%

Source: Association of Monterey Bay Area Governments, 2014

Note: AMI = Area Median Income

Between January 2007 and February 2009, 10 units of affordable housing and 21 units of above moderate-income housing were constructed. This development reduces the City's RHNA as shown in the "Remaining RHNA" column in **Table 41** below. The City currently has an adequate amount of vacant and underutilized land capacity to accommodate the City's remaining fair share allocation. **Tables 43** and **44** provide a complete list of available sites to meet the City's 2014-2023 RHNA. Because the City failed to re-zone the three acres of land in the South of Tioga area during the past housing element cycle, the City has an unaccommodated need of 37 low income units, for a total need during this planning period of 59 low income units.

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Table 41 displays the City’s RHNA, progress toward those allocations, its remaining allocations, a summary of the capacity of vacant and underutilized sites, and the resulting shortfall or surplus of appropriate sites. In total the City has 31 units to its credit, a remaining total RHNA of 89 units, and a total unit capacity of 191 units on vacant or underutilized sites. The City has identified sites on both vacant and underutilized land that could yield 188 units in excess the remaining RHNA.

TABLE 43
COMPARISON OF REGIONAL HOUSING NEEDS TO
VACANT AND UNDERUTILIZED SITES

Income Group	Remaining 4 th Cycle RHNA	5 th Cycle RHNA	Combined RHNA	Vacant Capacity	Under-utilized Capacity	Total Capacity
Extremely Low	13	0	13	182	134	316
Very Low	12	13	25			
Low	16	9	25			
Moderate	19	10	29			
Above Moderate	29	23	52	46	0	46
Total	89	55	144	226	134	452

Source: Association of Monterey Bay Area Governments, 2014; City of Sand City 2015

Mixed Use: Location and Market Demand

The Mixed Use Development (MU-P) lands in Sand City are primarily underutilized areas that are planned for mixed residential, commercial and light industrial uses. This land is concentrated in the West End district and adjacent areas, and the land use and zoning designations are in place for mixed-use development to occur.

There are approximately 150 parcels zoned for mixed use in the West End area. Of this number, it is anticipated that the vast majority, even with existing uses, will be transformed over the life of the current General Plan. Substantial redevelopment is now possible due to the additional water supply generated by the desalination plant (300 acre-feet production would allow 1,500 housing units at 0.2 acre-feet per unit, probable given the low level of irrigation likely to exist at new housing units). This conclusion is based on the empirical evidence witnessed in the year 2000 when the City had a “water competition” to allocate its remaining limited water supply to only projects of mixed-use or residential development. This competition, administered by the former Redevelopment Agency, resulted in seven



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mixed-use projects and one housing subdivision, all within the newly-designated mixed-use district of town. Therefore, based on this past experience, it appears likely that residential use will be an important component of mixed-use developments in the future. This is especially probable since one of the City's major themes in its 2002 General Plan is to develop the Old Town (now referred to as the West End) area into a destination tourist area with a thriving artist and artisan community and live-work spaces.

The 2002 General Plan describes an aggressive program for transforming Old Town and includes the following goals:

- Encourage new land uses in Old Town that include commercial, light manufacturing and residential uses, with a heavy emphasis toward streetscape beautification.
- Create pedestrian-oriented streets in the Old Town district. Reduce land use conflicts in the Old Town area.

Examples of some of the implementation programs that will address these goals in the City's General Plan include:

- Encouraging the establishment of "live-work" units and artisan units, particularly as a transitional use between residential clusters and commercial/light manufacturing uses;
- Preparation of a street renovation and beautification plan and requiring new development and redevelopment projects to conform to that plan; and
- Encourage and provide funding for a façade improvement program.

As indicated by the General Plan goals and programs, the City anticipates a significant market for mixed-use development, with residential opportunities. Sand City is a desirable location because it is directly situated on the California coastline in northern Monterey County. In fact, the City's name provides evidence of its direct proximity to the coast and Pacific Ocean.

For development sites in the West End (Old Town) district, the City is taking a high profile role in encouraging mixed-use development. For other sites in the district, it is expected that new development will be ripe as water is now available due to the relatively non-productive (in terms of property and rental value) infill sites that currently dominate the area with auto-related and warehouse/storage uses. The City will also assist in lot consolidation should a prospective developer propose an exemplary mixed-use project.

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The other significant area for development is in the East Dunes Specific Plan. This area primarily is located in the non-coastal zone although a small portion occurs in the coastal zone.

There is an area in town known as “South of Tioga” where a planned mixed-use zone is proposed within the context of the General Plan. In this area, a master developer was selected by the former Redevelopment Agency to construct a mixed-use project with a large component of housing involved. It is estimated that at least 200 dwelling units may be constructed in this area. Planning for development of this zone is still ongoing.

Finally, the land inventory includes lands in the coastal zone that are designated for residential use (CZ R-2 and CZ R-3). These lands are subject to special review according to the policies of the Local Coastal Plan and the Coastal Commission. Special review entails general design guidelines pertaining to permitted land uses; public access to the shoreline; minimizing risks from geologic, flood, or fire hazards; protective shoreline structures; habitat protection and preservation; archaeological resources; and, visual resources. Furthermore, state and regional park agencies, as well as open space agencies, have identified some of these sites for future acquisition. Therefore, it is not certain at this time how much of these residentially zoned acres will actually be developed with housing units.

With the exception of The Independent, all recent mixed-use developments in Sand City were built at the maximum density allowed. The Independent was originally built with 31 units, however in 201, the vacant office level was converted to 26 new residential apartments and a portion of the ground level was converted to 4 additional dwelling units. Phase II of the project has not yet been constructed due to the current economic downturn and housing market crisis beginning in 2008. The smaller developments have all been built at maximum density—a good indicator of the efficient use of lot capacity for the small parcels in Sand City zoned for mixed use. The Monterey Bay Shores Resort coastal development permit was approved in April of 2014 after being rejected twice since 2000. The resort is proposed to include 184 hotel rooms, 184 condominiums, a conference center, restaurants, underground parking and other amenities. Another resort, “The Collections at Monterey Bay,” is awaiting approval by the Coastal Commission. Like the former, this resort would also include hotel and condominium units.



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TABLE 44
RECENT MIXED-USE DEVELOPMENTS

Original Builder	Site Address	Zoning	Units Built	Max Density (Per Zoning)	BMR Units	BMR Income	Date Entitled	Lot Size
Bascou	433 Orange Avenue	MU-P	1	1	0	Market Rate	n/a	3,675 sq. ft.
Garza	351 Orange Avenue	C2-PUD	1	1	0	Market Rate	03/13/03	3,750 sq. ft.
Stepanek	341 Orange Avenue	C2-PUD	1	1	0	Market Rate	03/13/03	3,750 sq. ft.
Hawthorne	430 & 440 Ortiz Avenue	R2-PUD	4	4 ¹	0	Market Rate	02/07/03	11,625 sq. ft.
Lucido	460 Orange Avenue	MU-P	2	2 ¹	0	Market Rate	03/08/00	3,750 sq. ft.
Randazzo	443 Orange Avenue	MU-P	2	2 ¹	0	Market Rate	03/02/04	3,750 sq. ft.
The Independent ^{2,3}	600 Ortiz Avenue	MU-P & CZ-MU-P	31	60	10	Very Low to Moderate	02/08/08 Residential units only	2.6 acres
Balesteri	370 Shasta Avenue	C2-PUD	1	1	0	Market Rate	10/21/03	3,750 sq. ft.
Meadows/Ream	510 Shasta, units A-D	CZ-M-PUD	4	4 ¹	0	Market Rate	N/A	15,000 sq. ft.
Taormina	442 Shasta Avenue	MU-P	1	2 ¹	0	Market Rate	10/12/11	3,750 sq. ft.
Levett	370 Shasta Ave.	MU-P	2	3 ¹	0	Market Rate	4/11/13	7385 sq. ft.
Totals			50		10			

Source: City of Sand City, 2015

Notes:

1 Project density in accordance with rezoning ordinances establishing PUD at the time of project entitlement.

2 Formerly known as: Design Center, 31 units (2 very low-income, 4 low-income, and 4 moderate-income rental units)

3 Phase II has been proposed but not yet constructed due to unfavorable market conditions. Parking garage easement was recorded pending implementation of Phase II development. The third tower was proposed with an additional 16 units.

Land Use Strategy Utilizing Mixed-Use and Planned Unit Developments

The City has identified a land use strategy that encourages new urbanism principles by utilizing mixed-use and planned unit developments. Infill and revitalization development opportunities are the primary tools available for implementation of these types of



development. This is due to the fact that the City of Sand City is “landlocked” in terms of expansion opportunities. The City is bounded by the City of Seaside and the former Fort Ord lands that will be converted to a state park.

The General Plan and Zoning Ordinance were revised in 2002 to allow for up to 1 dwelling unit per 1,875 square feet of lot area in all mixed-use and planned unit development zoning districts where the General Plan land use designation of mixed use exists. This will permit up to 23 dwelling units per acre, a relatively high-density zoning category on the Monterey Peninsula, suitable for lower-income residential development. Added to this density incentive, which encourages affordable housing, is the zoning allowance to create some commercial development (horizontally or vertically) on a mixed-use property provided adequate parking can be accommodated. The zoning district allows a maximum building height of 60 feet, easily accommodating four to five stories of development.

Vacant and Underutilized Land Inventories

An inventory of vacant land for both multi-family and single-family residential development in Sand City is contained in **Table 43**. The inventory provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for a pending project. **Table 44** provides an inventory of underutilized properties that have potential for more intensive development.

The tables below indicate the density levels by land use designation. Several zones in Sand City support densities of 20 dwelling units per acre, the minimum density at which affordable housing units are feasible for developers. The vast majority of these land use designations are at medium to high density categories. While lower density developments could be developed on these medium to high density sites, it is not expected that this will occur. This conclusion is based on recent mixed-use and residential developments in Sand City that are within the higher limits of the housing densities allowed. This appears to be a direct market response to the profitability and relative lack of alternative sites in other Monterey Peninsula communities (see Table 38). The City encourages maximum densities in order to capture the highest amount of tax increment available from developments. This is particularly true in the South of Tioga area where the developer anticipates he will need additional density to that allowed in the M-UP (mixed use district), currently slated for 23 dwelling units per acres. Should the current market situation change, the City may consider a “density-protective” policy that would discourage lower density development.

Small Sites – Many of the City’s vacant sites are less than a quarter acre in size. However, these small sites do have the potential to accommodate new residential development. Because Sand City is nearly built-out and is “landlocked,” it has no choice but to utilize small sites. Recent trends show that multi-family housing development is occurring on small sites.



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Appendix D lists some recent examples of residential development. Since the City has such limited land capacity in general, small site development is virtually the primary type of development that occurs. In addition, many of these sites are located within close proximity of each other, making these sites potential candidates for lot consolidation. To help facilitate the development of affordable housing on smaller lots, the City has included Program 4.1.3.C to assist in the consolidation of small lots.

Suitability of Non-Vacant Sites – The area of town where many of the underutilized sites are located is named “West End” district. It is largely composed of old warehouse buildings that are currently being utilized for storage-type uses or have been used by moving companies that have since left town. These sites are most suitable for mixed-use development, particularly when the current housing market turns positive. Prior to the “great recession,” many investors and developers made inquiries to the Planning Department as to when the desalination facility would be in operation so they could demolish this type of structure and build mixed-use projects. An example of such a proposal is described below and the location and concept are shown in Appendix G.

The subject property is located at 425 Orange Avenue, fronting Shasta Avenue to the north, Orange Avenue to the south, and Catalina Street to the west. Private property abuts to the east. The overall site consists of three parcels (APN 011-238-011, 012, and 015). The site provides a concrete tilt-up commercial warehouse building and attached wood framed 2-story office structure. The property is zoned MU-P (Planned Mixed-use), and is not within any coastal zone overlay. The building is currently used for storage and light manufacturing with accessory office, which the City considers to be an underutilization of its overall potential.

The warehouse building has an “L” shape footprint of about 12,800 square feet. The southwest corner, encompassing 75' x 75', is an unimproved fenced yard that is currently vacant. There is a non-functional truck scale on the property, parallel with Catalina Street, at the northwest corner of the property. Curb, gutter, and sidewalk improvements are absent along the Shasta Avenue frontage. The property has accessibility to water, sewer, electric, and gas utilities. The site currently has no landscaping, and has very little aesthetic appeal. The surrounding neighborhood consists of warehouse buildings, mixed use (commercial & residential) buildings, and scattered residential dwellings.

A conceptual 4-story mixed-use project has been introduced to the City for this site, which would primarily consist of residential dwellings, but include a retail component on the ground level with possibly underground parking. This project is only at a conceptual stage, and has not progressed to date.

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To fully understand the development capacity contained in the vacant land inventory, it is important to note that all of the assessor's parcel numbers with a General Plan land use designation of C-4 (MU-D) have been assembled by a master developer with an exclusive negotiating agreement with the former Sand City Redevelopment Agency. At the time of the redevelopment agency dissolution, the developer had acquired almost all of the properties within the South of Tioga area. The master developer has invested more than \$16 million in site assembly to date and anticipates that the future mixed-use development will contain at least 9 acres of land with a minimum of 220 dwelling units provided. The developer may also request a General Plan amendment to increase the density allowance to the highest available to the City. **Table 45** illustrates the potential capacity of this development using the current 9-acre site and existing densities. By effectively consolidating 47 separate parcels, the South of Tioga site plan increases the residential capacity from 130 units to 163 units before density bonus allowances are applied. This is a conservative estimate of the project's realistic capacity given the possibility of a General Plan amendment to increase density for the project.



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**TABLE 45
VACANT LAND INVENTORY**

Site No.	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infra-structure	Constraints	Acres	Realistic Capacity
1	011253001	MU-D	MU-P	20	Yes	None	0.07279	1
2	011253010	MU-D	MU-P	20	Yes	None	0.07319	1
3	011254013	MU-D	MU-P	20	Yes	None	0.20192	4
4	011231001	MU-D	MU-P	20	Yes	None	0.08393	1
5	011231002	MU-D	MU-P	20	Yes	None	0.09151	1
6	011231016	MU-D	MU-P	20	Yes	None	0.08467	1
7	011231017	MU-D	MU-P	20	Yes	None	0.08079	1
8	011177028	MU-D	CZ MU-P	20	Yes	None	0.4718	9
9	011177012	MU-D	CZ MU-P	20	Yes	None	0.41356	8
10	011177034	MU-D	CZ MU-P	20	Yes	None	0.31202	6
11	011196015	MU-D	MU-P	20	Yes	None	0.1262	2
12	011236011	MU-D	MU-P	20	Yes	None	0.04055	0
13	011236012	MU-D	MU-P	20	Yes	None	0.05577	1
14	011236013	MU-D	MU-P	20	Yes	None	0.06389	1
15	011236020	MU-D	MU-P	20	Yes	None	0.04266	0
16	011236022	MU-D	MU-P	20		None	0.04309	0

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Site No.	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infra-structure	Constraints	Acres	Realistic Capacity
17	011236025	MU-D	MU-P	20	Yes	None	0.08074	1
18	011192003	MU-D	MU-P	20	Yes	None	0.16037	3
19	011196015	MU-D	MU-P	20	Yes	None	0.1262	2
20	011186023	EDSP	M-PUD	18	Yes	None	—	
21	011181001	EDSP	CZ-EDA	20	Yes	None	0.04573	0
22	011181002	EDSP	CZ-EDA	20	Yes	None	0.04194	0
23	011181004	EDSP	CZ-EDA	20	Yes	EDA	0.04355	0
24	011181005	EDSP	CZ-EDA	20	Yes	EDA	0.04377	0
25	011181006	EDSP	CZ-EDA	20	Yes	EDA	0.04541	0
26	011181007	EDSP	CZ-EDA	20	Yes	EDA	0.04089	0
27	011181008	EDSP	CZ-EDA	20	Yes	EDA	0.04393	0
28	011181009	EDSP	CZ-EDA	20	Yes	EDA	0.04255	0
29	011181010	EDSP	CZ-EDA/C-2	20	Yes	EDA	0.04388	0
30	011181011	EDSP	CZ-EDA/C-2	20	Yes	EDA	0.0433	0
31	011181012	EDSP	CZ-EDA/C-2	20	Yes	EDA	0.07483	1
32	011181013	EDSP	CZ-EDA/C-2	20	Yes	EDA	0.07978	1
33	011181014	EDSP	CZ-EDA/C-2	20	Yes	EDA	0.12795	2
34	011181015	EDSP	CZ-EDA/C-2	20	Yes	EDA	0.06342	1
35	011181016	EDSP	CZ-EDA/C-2	20	Yes	EDA	0.06593	1



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Site No.	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infra-structure	Constraints	Acres	Realistic Capacity
36	011181017	EDSP	CZ-EDA/C-2	20	Yes	EDA	0.05939	1
37	011181018	EDSP	CZ-EDA	20	Yes	EDA	0.16414	3
38	011181019	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.13695	3
39	011181020	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.05595	1
40	011181021	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.08384	1
41	011181022	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.09824	1
42	011181023	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.05817	1
43	011181024	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.13804	2
44	011181025	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.25344	5
45	011181027	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.41135	8
46	011125055	EDSP	M	18	Yes	EDA	0.03562	0
47	011125056	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.08443	1
48	011125058	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.04096	0
49	011125059	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.01274	0

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Site No.	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infra-structure	Constraints	Acres	Realistic Capacity
50	011125060	EDSP	CZ- EDA/RM/ST	20	Yes	EDA	0.0182	0
51	011125062	EDSP	CZ-EDA	20	Yes	EDA	0.24694	5
52	011125063	EDSP	CZ-EDA	20	Yes	EDA	0.01327	0
53	011125065				Yes	EDA	--	
54	011125067	EDSP	CZ- EDA/RM/ST	20	Yes	EDA	0.04337	0
55	011125068	EDSP	CZ-EDA	20	Yes	EDA	0.0754	1
56	011125069	EDSP	CZ-EDA	20	Yes	EDA	0.19717	3
57	011125066	EDSP	CZ- EDA/RM/ST	20	Yes	EDA	0.00933	0
58	011124001	EDSP	CZ- EDA/RM/ST	20	Yes	EDA	0.07963	1
59	011124002	EDSP	C-3	18	Yes	EDA	0.04057	0
60	011124003	EDSP	C-3	18	Yes	EDA	0.05132	1
61	011124004	EDSP	C-2	18	Yes	EDA	0.05775	1
62	011124005	EDSP	C-2	18	Yes	EDA	0.04932	0
63	011124006	EDSP	C-2	18	Yes	EDA	0.31328	6
64	011124007	EDSP	C-3	18	Yes	EDA	0.05261	1
65	011124008	EDSP	C-2/C-3	18	Yes	EDA	0.10376	2
66	011124009	EDSP	C-2	18	Yes	EDA	0.05305	1
67	011124010	EDSP	C-2	18	Yes	EDA	0.1037	2



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Site No.	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infra-structure	Constraints	Acres	Realistic Capacity
68	011124011	EDSP	C-2	18	Yes	EDA	0.10515	2
69	011124013	EDSP	C-3	18	Yes	EDA	0.05616	1
70	011124014	EDSP	C-3	18	Yes	EDA	0.05749	1
71	011124015	EDSP	C-3	18	Yes	EDA	0.04621	0
72	011124016	EDSP	C-3	18	Yes	EDA	0.04061	0
73	011124017	EDSP	C-3	18	Yes	EDA	0.0643	1
74	011124018	EDSP	C-3	18	Yes	EDA	0.07127	1
75	011124019	EDSP	C-3	18	Yes	EDA	0.04976	0
76	011124020	EDSP	C-3	18	Yes	EDA	0.29563	5
77	011121010	EDSP	C-2	18	Yes	EDA	0.10157	1
78	011121014	EDSP	C-2	18	Yes	EDA	0.30494	6
79	011121016	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.12452	2
80	011121018	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.02535	0
81	011155022	EDSP	CZ-EDA	20	Yes	EDA	0.09681	1
82	011155023	EDSP	CZ-EDA	20	Yes	EDA	0.05427	1
83	011155024	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.04002	0
84	011155025	EDSP	CZ-EDA/RM/ST	20	Yes	EDA	0.04859	0
85	011136007	C-4 (MU-D)	CZ-C4/M	18	Yes	None	0.15594	2
86	011136019				Yes		--	

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Site No.	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infra-structure	Constraints	Acres	Realistic Capacity
87	011122040	C-4 (MU-D)	M	18	Yes	None	0.25397	4
88	011122032	C-4 (MU-D)	M	18	Yes	None	0.14786	2
89	011123005	C-4 (MU-D)	M	18	Yes	None	0.10466	1
90	011123006	C-4 (MU-D)	M	18	Yes	None	0.0504	0
91	011123007	C-4 (MU-D)	M	18	Yes	None	0.15919	2
92	011123001	C-4 (MU-D)	M	18	Yes	None	0.099	1
93	011123026	C-4 (MU-D)	M	18	Yes	None	0.86377	15
94	011123019	C-4 (MU-D)	M	18	Yes	None	0.08045	1
95	011183007	EDSP	M	18	Yes	EDA	0.04035	0
96	011183008	EDSP	M	18	Yes	EDA	0.03557	0
97	011183009	EDSP	M	18	Yes	EDA	0.04283	0
98	011183010	EDSP	M	18	Yes	EDA	0.06644	1
99	011133004	EDSP	R3	18	Yes	EDA	0.04185	0
100	011133005	EDSP	R3	18	Yes	EDA	0.04242	0
101	011133006	EDSP	R3	18	Yes	EDA	0.04383	0
102	011133008	EDSP	R3	18	Yes	EDA	0.08538	1
103	011133009	EDSP	R3	18	Yes	EDA	0.04373	0
104	011133010	EDSP	R3	18	Yes	EDA	0.12404	2
105	011133011	EDSP	R3	18	Yes	EDA	0.03593	0
106	011133012	EDSP	R3	18	Yes	EDA	0.04256	0



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Site No.	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infra-structure	Constraints	Acres	Realistic Capacity
107	011133013	EDSP	R3	18	Yes	EDA	0.04456	0
108	011133014	EDSP	R3	18	Yes	EDA	0.08497	1
109	011133015	EDSP	R3	18	Yes	EDA	0.0853	1
110	011133016	EDSP	R3	18	Yes	EDA	0.04183	0
111	011133018	EDSP	R3	18	Yes	EDA	0.04304	0
112	011133019	EDSP	R3	18	Yes	EDA	0.08458	1
113	011132001	EDSP	R3	18	Yes	EDA	0.03139	0
114	011132002	EDSP	R3	18	Yes	EDA	0.04846	0
115	011132003	EDSP	R3	18	Yes	EDA	0.03302	0
116	011132004	EDSP	R3	18	Yes	EDA	0.11204	2
117	011132005	EDSP	R3	18	Yes	EDA	0.03318	0
118	011132006	EDSP	R3	18	Yes	EDA	0.01699	0
119	011132007	EDSP	R3	18	Yes	EDA	0.08125	1
120	011132008	EDSP	R3	18	Yes	EDA	0.03737	0
121	011131001	EDSP	CZ- EDA/RM/ST	20	Yes	EDA	0.03076	0
122	011131002	EDSP	CZ- EDA/RM/ST	20	Yes	EDA	0.04235	0
123	011131003	EDSP	R3	18	Yes	EDA	0.05784	1
124	011131004	EDSP	CZ- EDA/RM/ST /R3	20	Yes	EDA	0.1705	3
125	011131005	EDSP	CZ- EDA/RM/ST	20	Yes	EDA	0.04473	0

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Site No.	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infra-structure	Constraints	Acres	Realistic Capacity
126	011131006	EDSP	R3	18	Yes	EDA	0.04466	0
127	011131007	EDSP	R3	18	Yes	EDA	0.04302	0
128	011131008	EDSP	R3	18	Yes	EDA	0.04526	0
129	011131009	EDSP	R3	18		EDA	0.04265	0
130	011131010	EDSP	CZ- EDA/RM/ST/ R3	18	Yes	EDA	0.08671	1
131	011131011	EDSP	R3	18	Yes	EDA	0.04198	0
132	011131012	EDSP	R3	18	Yes	EDA	0.04395	0
133	011131013	EDSP	R3	18	Yes	EDA	0.04337	0
134	011131014	EDSP	R3	18	Yes	EDA	0.08804	1
135	011131019	EDSP	R3	18	Yes	EDA	0.08364	1
136	011131022	EDSP	R3	18	Yes	EDA	0.16783	2
137	011131023	EDSP	R3	18	Yes	EDA	0.08411	1
138	011131024	EDSP	R3	18	Yes	EDA	0.0394	0
139	011131025	EDSP	R3	18	Yes	EDA	0.04502	0
140	011131026	EDSP	R3	18	Yes	EDA	0.04244	0
141	011131027	EDSP	R3	18	Yes	EDA	0.04534	0
142	011125019	EDSP	CZ-EDA	20	Yes	EDA	0.05592	0
143	011125026	EDSP	CZ-EDA	20	Yes	EDA	0.08724	1
144	011125027	EDSP	CZ-EDA	20	Yes	EDA	0.41135	0



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Site No.	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infra-structure	Constraints	Acres	Realistic Capacity
145	011125028	EDSP	CZ-EDA	20	Yes	EDA	0.04466	0
146	011125029	EDSP	CZ-EDA	20	Yes	EDA	0.04347	0
147	011125030	EDSP	CZ-EDA	20	Yes	EDA	0.0435	0
148	011125031	EDSP	CZ-EDA	20	Yes	EDA	0.042	0
149	011125032	EDSP	CZ-EDA	20	Yes	EDA	0.04427	0
150	011125033	EDSP	CZ-EDA	20	Yes	EDA	0.04405	0
151	011125034	EDSP	CZ-EDA	20	Yes	EDA	0.04427	0
152	011125035	EDSP	CZ-EDA	20	Yes	EDA	0.0893	1
153	011125036	EDSP	CZ-EDA/ST	20	Yes	EDA	0.08573	1
154	011125037	EDSP	CZ-EDA/ST	20	Yes	EDA	0.08995	1
155	011125038	EDSP	CZ-EDA/ST	20	Yes	EDA	0.0473	0
156	011125039	EDSP	CZ-EDA/ST	20	Yes	EDA	0.1004	2
157	011125040	EDSP	CZ-EDA/ST	20	Yes	EDA	0.10182	1
158	011125042	EDSP	R3	18	Yes	EDA	0.04245	0
159	011125043	EDSP	R3	18	Yes	EDA	0.0414	0
160	011125044	EDSP	R3	18	Yes	EDA	0.04564	0
161	011125045	EDSP	R3	18	Yes	EDA	0.12655	1
162	011125046	EDSP	R3	18	Yes	EDA	0.08627	1
163	011125047	EDSP	R3	18	Yes	EDA	0.04136	0
164	011125048	EDSP	R3	18	Yes	EDA	0.04274	0

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Site No.	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infra-structure	Constraints	Acres	Realistic Capacity
165	011125049	EDSP	R3	18	Yes	EDA	0.04255	0
166	011125050	EDSP	R3	18	Yes	EDA	0.042	0
167	011125051	EDSP	R3	18	Yes	EDA	0.087	1
168	011125052	EDSP	M	18	Yes	EDA	0.0856	1
169	011125053	EDSP	M	18	Yes	EDA	0.08572	1
170	011125054	EDSP	M	18	Yes	EDA	0.04501	0
	Totals						15.05836	182



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TABLE 46
UNDERUTILIZED LAND INVENTORY

Site No	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infrastructure	Constraints	Existing Use	Acres	Realistic Unit Capacity
171	011271012	MU-D	MU-P	20	Yes	None	Commercial Parking Lot/Park	0.04789	0
172	011271014	MU-D	MU-P/CZ-MU-P	20	Yes	None	Commercial	0.19168	3
173	011271018	MU-D	MU-P/CZ-MU-P	20	Yes	None	Commercial	0.05387	1
174	011271019	MU-D	MU-P/CZ-MU-P	20	Yes	None	Commercial	0.07371	1
175	011238021	MU-D	MU-P	20	Yes	None	Stationary Mobile Home	0.04357	0
176	011238011	MU-D	MU-P	20	Yes	None	Parking Lot	0.09348	1
177	011238012	MU-D	MU-P	20	Yes	None	Fenced Parking Lot	0.08445	1
178	011237001	MU-D	MU-P	20	Yes	None	Single Family Dwelling	0.08862	1
179	011237003	MU-D	MU-P	20	Yes	None	Commercial	0.17034	3
180	011237004	MU-D	MU-P	20	Yes	None	Single Family Dwelling	0.08819	1
181	011237016	MU-D	MU-P	20	Yes	None	Single Family Dwelling	0.08313	1
182	011177019	MU-D	MU-P	20	Yes	None	Parking Lot/Driveway	0.04243	0
183	011177020	MU-D	MU-P	20	Yes	None	Fenced Parking Lot	0.03786	0
184	011177022	MU-D	MU-P	20	Yes	None	Fenced Parking Lot	0.16326	3

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Site No	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infrastruc-ture	Constraints	Existing Use	Acres	Realistic Unit Capacity
185	011196004	MU-D	MU-P	20	Yes	None	Fenced Parking Lot	0.25683	5
186	011196013	MU-D	MU-P	20	Yes	None	Commercial	0.08324	1
187	011196019	MU-D	MU-P	20	Yes	None	Commercial	0.08579	1
188	011196020	MU-D	MU-P	20	Yes	None	Fenced Parking Lot	0.16808	3
189	011189011	EDSP	MU-P	20	Yes	EDA	Fenced Parking Lot	0.04136	0
190	011189012	EDSP	C-2	18	Yes	EDA	Fenced Parking Lot	0.03955	0
191	011189009	EDSP	C-2	18	Yes	EDA	Storage Facility	0.08165	1
192	011189017	EDSP	C-2	18	Yes	EDA	Single Family Dwelling	0.22152	4
193	011189019	EDSP	C-2	18	Yes	EDA	Storage Facility	0.41666	7
194	011194012	MU-D	MU-P	20	Yes	None	Fenced Parking Lot	0.03955	0
195	011194001	MU-D	MU-P	20	Yes	None	Single Family Dwelling	0.11642	2
196	011194002	MU-D	MU-P	20	Yes	None	Single Family Dwelling	0.08398	1
197	011194003	MU-D	MU-P	20	Yes	None	Fenced Parking Lot	0.12219	2
198	011232022	MU-D	MU-P	20	Yes	None	Unpaved Parking Lot	0.08889	1
199	011232027	MU-D	MU-P	20	Yes	None	Parking Lot	0.11445	2
200	011232021	MU-D	MU-P	20	Yes	None	Commercial/Apartments	0.08812	1
201	011181028	EDSP	CZ-EDA/ST/RM	20	Yes	EDA	Vacant	0.04466	0
202	011181029	EDSP	CZ-EDA/ST/RM	20	Yes	EDA	Commercial	0.04347	0
203	011182002	EDSP	C-2	18	Yes	EDA	Commercial	0.08886	1



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Site No	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infrastructure	Constraints	Existing Use	Acres	Realistic Unit Capacity
204	011182003	EDSP	C-2	18	Yes	EDA	Vacant/Construction	0.04761	0
205	011183001	EDSP	C-2	18	Yes	EDA	Fenced Lot/Mobile Home	0.12752	2
206	011183002	EDSP	C-2	18	Yes	EDA	Commercial Unpaved Lot/Storage	0.03786	0
207	011183003	EDSP	C-2	18	Yes	EDA	Commercial Unpaved Lot/Storage	0.08189	1
208	011183004	EDSP	C-2	18	Yes	EDA	Commercial Unpaved Lot/Storage	0.04243	0
209	011183005	EDSP	M-PUD	18	Yes	EDA	Vacant	0.04186	0
210	011183006	EDSP	M-PUD	18	Yes	EDA	Vacant	0.08458	1
211	011187016	EDSP	M-PUD	18	Yes	EDA	Commercial Unpaved Lot/Storage	0.17463	3
212	011192004	MU-D	MU-P	20	Yes	None	Single Family Dwelling	0.15924	3
213	011192005	MU-D	MU-P	20	Yes	None	Commercial Unpaved Storage	0.12863	2
214	011192012	MU-D	MU-P	20	Yes	None	Commercial Unpaved Storage	0.14312	2
215	011193013	MU-D	MU-P/CZ-MU-P	20	Yes	None	Single Family Dwelling	0.08098	1
216	011193005	MU-D	MU-P/CZ-MU-P	20	Yes	None	Trailer Home	0.0799	1

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Site No	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infrastructure	Constraints	Existing Use	Acres	Realistic Unit Capacity
217	011121011	EDSP	C-2	18	Yes	EDA	Vacant	0.05212	1
218	011121012	EDSP	C-2	18	Yes	EDA	Trailer Home	0.15208	3
219	011186039	EDSP	M-PUD	18	Yes	EDA	Fenced Unpaved Lot	0.13809	2
220	011186038	EDSP	M-PUD	18	Yes	EDA	Fenced Unpaved Lot	0.16839	3
221	011186020	EDSP	M-PUD	18	Yes	EDA	Commercial	0.16287	3
222	011134011	EDSP	M-PUD	18	Yes	EDA	Fenced Unpaved Storage	0.18966	3
223	011135023	C-4 (MU-D)	M-PUD	18	Yes	None	Commercial Paved Storage	0.14797	2
224	011136024	C-4 (MU-D)	M	18	Yes	None	Commercial Warehouses/Unpaved Parking Lot	0.66067	11
225	011136012	C-4 (MU-D)	M	18	Yes	None	Unpaved Parking/Vacant Lot	0.15687	3
226	011123025	C-4 (MU-D)	M	18	Yes	None	Commercial	0.30604	6
227	011123022	C-4 (MU-D)	M	18	Yes	None	Commercial	0.20483	3
228	011123023	C-4 (MU-D)	M	18	Yes	None	Commercial	0.09938	1
229	011123024	C-4 (MU-D)	M	18	Yes	None	Commercial	0.10594	1
230	011123011	C-4 (MU-D)	M	18	Yes	None	Commercial	0.10898	1
231	011123009	C-4 (MU-D)	M	18	Yes	None	Trailer Home	0.26652	4
232	011123008	C-4 (MU-D)	M	18	Yes	None	Vacant	0.10121	1
234	011123004	C-4 (MU-D)	M	18	Yes	None	Vacant	0.0504	1



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Site No	APN	GP Designation	Zoning	Assumed Density (du/acre)	Infrastructure	Constraints	Existing Use	Acres	Realistic Unit Capacity
235	011122011	C-4 (MU-D	M	18	Yes	None	Commercial	0.14882	3
236	011122010	C-4 (MU-D	M	18	Yes	None	Commercial	0.10371	2
237	011122038	C-4 (MU-D	M	18	Yes	None	Single Family Dwelling	0.15297	3
238	011122039	C-4 (MU-D	M	18	Yes	None	Commercial	0.61428	11
239	011122023	C-4 (MU-D	M	18	Yes	None	Commercial	0.04993	0
240	011122005	C-4 (MU-D	M	18	Yes	None	Vacant	0.05036	0
241	011122004	C-4 (MU-D	M	18	Yes	None	Commercial	0.05246	0
242	011122003	C-4 (MU-D	M	18	Yes	None	Commercial	0.10257	1
243	011122002	C-4 (MU-D	M	18	Yes	None	Commercial	0.04829	0
244	011122026	C-4 (MU-D	M	18	Yes	None	Commercial	0.04774	0
245	011122025	C-4 (MU-D	M	18	Yes	None	Commercial	0.04982	0
246	011122024	C-4 (MU-D	M	18	Yes	None	Commercial	0.10014	1
Totals								9.311	134

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TABLE 47
SOUTH OF TIOGA MASTER DEVELOPMENT

Site No.	APN	Parcel Designation	General Plan Designation	Zone	Assumed Density DU/Acre	On-Site Constraint	GIS Acres	Realistic Units as Single Parcel ⁴
219	011186039	Underutilized	EDSP	M-PUD	18	EDA	0.13809	2
220	011186038	Underutilized	EDSP	M-PUD	18	EDA	0.16839	3
221	011186020	Underutilized	EDSP	M-PUD	18	EDA	0.16287	3
222	011134011	Underutilized	EDSP	M-PUD	18	EDA	0.18966	3
223	011135023	Underutilized	C-4 (MU-D)	M-PUD	18	None	0.14797	2
224	011136024	Underutilized	C-4 (MU-D)	M	18	None	0.66067	11
225	011136012	Underutilized	C-4 (MU-D)	M	18	None	0.15687	3
226	011123025	Underutilized	C-4 (MU-D)	M	18	None	0.30604	6
227	011123022	Underutilized	C-4 (MU-D)	M	18	None	0.20483	3
228	011123023	Underutilized	C-4 (MU-D)	M	18	None	0.09938	1
229	011123024	Underutilized	C-4 (MU-D)	M	18	None	0.10594	1
230	011123011	Underutilized	C-4 (MU-D)	M	18	None	0.10898	1
231	011123009	Underutilized	C-4 (MU-D)	M	18	None	0.26652	4
232	011123008	Underutilized	C-4 (MU-D)	M	18	None	0.10121	1
234	011123004	Underutilized	C-4 (MU-D)	M	18	None	0.0504	1
235	011122011	Underutilized	C-4 (MU-D)	M	18	None	0.14882	3
236	011122010	Underutilized	C-4 (MU-D)	M	18	None	0.10371	2
237	011122038	Underutilized	C-4 (MU-D)	M	18	None	0.15297	3



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Site No.	APN	Parcel Designation	General Plan Designation	Zone	Assumed Density DU/Acre	On Site Constraint	GIS Acres	Realistic Units as Single Parcel ⁴
238	011122039	Underutilized	C-4 (MU-D)	M	18	None	0.61428	11
239	011122023	Underutilized	C-4 (MU-D)	M	18	None	0.04993	0
240	011122005	Underutilized	C-4 (MU-D)	M	18	None	0.05036	0
241	011122004	Underutilized	C-4 (MU-D)	M	18	None	0.05246	0
242	011122003	Underutilized	C-4 (MU-D)	M	18	None	0.10257	1
243	011122002	Underutilized	C-4 (MU-D)	M	18	None	0.04829	0
244	011122026	Underutilized	C-4 (MU-D)	M	18	None	0.04774	0
245	011122025	Underutilized	C-4 (MU-D)	M	18	None	0.04982	0
246	011122024	Underutilized	C-4 (MU-D)	M	18	None	0.10014	1
85	011136007	Vacant	C-4 (MU-D)	CZ-C4/M	18	None	0.15594	2
86	011136019	--	--	--	--	--	--	--
87	011122040	Vacant	C-4 (MU-D)	M	18	None	0.25397	4
88	011122032	Vacant	C-4 (MU-D)	M	18	None	0.14786	2
89	011123005	Vacant	C-4 (MU-D)	M	18	None	0.10466	1
90	011123006	Vacant	C-4 (MU-D)	M	18	None	0.0504	0
91	011123007	Vacant	C-4 (MU-D)	M	18	None	0.15919	2
92	011123001	Vacant	C-4 (MU-D)	M	18	None	0.099	1
93	011123026	Vacant	C-4 (MU-D)	M	18	None	0.86377	15
94	011123019	Vacant	C-4 (MU-D)	M	18	None	0.08045	1
Subtotal							6.30415	94

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Site No.	APN	Parcel Designation	General Plan Designation	Zone	Assumed Density DU/Acre	On Site Constraint	GIS Acres	Realistic Units as Single Parcel ⁴
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Subtotal Unit Capacity

Planned Units
(Master Development)

Realistic Units
(if each parcel were developed individually)

(Subtotal Acreage) x (Existing Maximum Assumed Density)

126

94

Density Bonus Calculation	Income Category Selection	Percentage of Units Required	No. of Units	Bonus Percentage	Total Units
Maximum Assumed Density Bonus ²	Very Low	11%	13	35%	39
Projected Total Market-Rate Units			Total Market-Rate Units		165

Source: City of Sand City, 2015, Monterey County GIS Mapping Application, 2015

1. Site numbers with a value of N/A were not included in either the Vacant or Underutilized Site Inventory because the sites did not yield at least 1 unit as a single parcel when "realistic" capacity rules were applied.
2. Bonus applied in accordance with Government Code Sections 65915–65918; modified in 2004 by SB 1818 (effective January 1, 2005); Section 65915 amended again in 2005 through SB 435, Chapter 496.
3. Many of the parcels in the South of Tioga area would not yield any "realistic" number of units based on acreage and density; however when consolidated as part of the master development site, these parcels add significantly to the total acreage and total unit capacity of the site.
4. Any density bonus calculation resulting in a fraction entitles the developer to another bonus unit, Section 65915(g)(5).

Note: Parcels with no information were not found in County GIS database; these parcels may have been consolidated with other parcels to form a larger property.



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FINANCIAL RESOURCES

LOCAL FINANCIAL RESOURCES

The City has access to General Fund money and can apply for grants for specific projects.

COUNTY, STATE AND FEDERAL FUNDS

In regard to affordable housing, the City has access to affordable housing funds through the State of California housing funds. The City can compete on an annual basis with other California communities for the award of HOME and Community Development Block Grant (CDBG) funds. Sand City has been successful in previous years in securing annual awards of CDBG and HOME funds.

In addition to the funding sources identified above, the City also has access to other funding resources as appropriate. These funding sources are typically used on a project-by-project basis and are not secure, annual funding sources such as CDBG and HOME. These financial resources include:

1. State of California, Department of Housing and Community Development loan and grant programs;
2. California Housing Finance Agency financial assistance programs;
3. Federal/State Low-income Housing Tax Credits
4. Federal Home Loan Bank, Affordable Housing Program; and
5. Mortgage Credit Certificates.

The California Department of Housing and Community Development facilitates a clearinghouse for affordable housing finance information and resources. Information on additional resources for affordable housing can be accessed at their website, www.hcd.ca.gov/clearinghouse.

NONPROFIT HOUSING ORGANIZATIONS

There are several nonprofit housing organizations that could assist with the development of affordable housing in the Sand City area. These organizations are listed below.

- Housing Authority of the County of Monterey, Salinas, California
- CHISPA, Salinas, California

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- South County Housing, Gilroy, California
- Habitat for Humanity, Seaside, California
- Mid-Peninsula Housing Coalition, Watsonville, California

There are additional nonprofits in the Monterey County area that provide housing-related services.



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ENERGY CONSERVATION RESOURCES

DEVELOPMENT OF CALIFORNIA'S ENERGY STANDARDS

The State of California pioneered the development of energy conservation legislation, mainly as a result of the 1973 energy crisis. In 1974, the legislature adopted the Warren-Alquist State Energy Resources and Development Act, which established the Energy Resources Conservation and Development Commission (California Energy Commission). The Energy Commission was delegated the authority to adopt standards and regulations encouraging energy conservation in new buildings and rehabilitation of existing buildings. The state building requirements that address energy conservation are included in Title 24 of the State Building Code. The State of California presently requires local governments to recognize and address energy conservation measures in the preparation of housing elements. Title 20 of the California Administrative Code, Section 1406 gives local governments the authority to adopt more stringent standards and provides for documentation on energy savings and cost effectiveness.

ENERGY CONSERVATION PROGRAMS

Local utility companies, in conjunction with state and federally funded initiatives, offer a number of programs to promote energy-efficient homes. Listed below are some of the programs that are currently active.

- **California Energy Star® New Homes Program** – This incentive program is administered by Pacific Gas & Electric (PG&E) and is available to builders of single-family homes that are at least 15 percent more efficient than required by Title 24. A second tier of participation is available to builders of single-family homes that exceed Title 24 by 35 percent, demonstrate a 40 percent reduction in cooling load, and include solar generation as an option for buyers. For homes built in Climate Zone 3, Sand City's designated microclimate, the current incentive amount equals \$400 per unit. Additionally, both tiers require that all appliances provided by the builder must be Energy Star qualified. PG&E will help prospective buyers locate homes that meet the Energy Star specifications.
- **California Multi-Family New Homes (CMFNH)** – The CMFNH program sponsored by PG&E and administered by the Hescong Mahone Group, Inc. facilitates and encourages energy-efficient design in multi-family housing through design assistance, cash incentives and Energy Star marketing benefits.
- **Energy Efficiency for Multi-Family Properties** – PG&E offers rebates to multi-family property owners and managers of existing residential dwellings that contain two

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or more units when they implement specified measures to increase energy efficiency. The program encourages the installation of qualifying energy-efficient products in individual tenant units and in the common areas of residential apartment buildings, mobile home parks and condominium complexes.

- **New Solar Homes Partnership** – The New Solar Homes Partnership (NSHP) provides financial incentives and other support for installing eligible solar photovoltaic (PV) systems on new residential buildings that receive electricity from qualifying utility companies. The California Energy Commission implements the New Solar Homes Partnership in coordination with the California Public Utilities Commission (CPUC) as part of the overall California Solar Initiative.
- **Home Energy Renovation Opportunity Program** – The Home Energy Renovation Opportunity (HERO) Program provides financing for energy-efficient, water-efficient and renewable energy products to home and business owners in approved communities within California. HERO Program funding is repaid through annual property tax payments, which are delivered and collected by the County and can be passed on to a new property owner if the property is sold. The program must be adopted by the City Council for businesses and residents to become eligible for HERO financing.

RESIDENTIAL ENERGY EFFICIENCY STANDARDS

The current building energy standards became effective on July 1, 2014. The standards for residential buildings incorporate different requirements for low-rise buildings (three or fewer stories) and high-rise buildings (four or more stories). Any building, building addition or alteration that increases the heated or cooled floor area of a building must comply with the standards. Enforcement of the standards is carried out during the building permit process by building departments.

The state standards require new residential buildings and alterations and additions to existing buildings to meet or exceed a specific set of energy conservation requirements. Because energy use depends partly upon weather conditions, which vary considerably throughout the state, the Energy Commission has created 16 different “climate zones.” Each climate zone represents a distinct microclimate in the state. The energy conservation requirements are tailored for each climate zone. The City of Sand City is located in Climate Zone 3.

Compliance Methods

There are two compliance methods available to builders and designers of residential structures. The prescriptive method involves selection of prescribed compliance features from a list of alternative component packages. Each climate zone has four packages to choose from and



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each offers a different combination of energy conservation requirements. Parameters of the building, such as the insulation R-values of the walls and ceilings, percentage of glazing, the solar heat gain coefficient of the glazing, thermal mass area, and heating and cooling equipment efficiencies, are required to meet specific minimums for each package. The computer performance method requires the use of an Energy Commission-approved computer program. The computer program actually models the energy performance of the structure two ways. The energy budget is calculated for the structure through the use of a selected set of standard parameters set forth by the Energy Commission.

The structure is then modeled with the parameters proposed by the designer. The predicted energy budget of the proposed design may not exceed the calculated energy budget of the structure modeled with the standard parameters of the Energy Commission. This method involves the most effort to demonstrate compliance; however, it does offer the greatest flexibility for design. When using the computer performance method, additional compliance credit can be obtained for improvements in the quality of design, installation of heating and cooling ducts, and construction of less-leaky building envelopes. The compliance credit options require installer diagnostic testing and certification, as well as independent diagnostic testing and field verification by a certified Home Energy Rater.

Mandatory Energy Conservation Requirements

There are also mandatory energy conservation requirements that must be met by all new residential structures and by additions and alterations to existing structures. A condensed summary of these is listed on the mandatory measures checklist, or MF-1 form, submitted at the time of plan review.

State Building Code Standards

The California Energy Commission (CEC) was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act (Public Resources Code 25000 et seq.). Among the requirements of the new law was a directive for the CEC to adopt energy conservation standards for new construction. The first residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised and refined since that time.

California Green Building Standards

The California Green Building Standards Code (CALGreen Code) is a set of mandatory and/or voluntary requirements for new residential and nonresidential buildings, and part of the California Building Standards Code. The purpose of CALGreen is to reduce construction waste, make buildings more efficient in the use of materials and energy and reduce environmental impact during and after construction.

APPENDIX A – REVIEW OF PREVIOUS HOUSING ELEMENT



APPENDIX A – REVIEW OF PREVIOUS HOUSING ELEMENT

The City's previous Housing Element was adopted February 16, 2010. The California Department of Housing and Community Development certified that the City's 2009-2014 Housing Element was in compliance with state housing element law.

In order to effectively plan for the future, it is important to reflect back on the goals of the 2009 Housing Element and to identify those areas where progress was made and those areas where additional effort is needed. In fact, the state housing element guidelines require communities to evaluate their previous Housing Element according to the following criteria:

- Effectiveness of Element,
- Progress in Implementation, and
- Appropriateness of Goals, Objectives and Policies.

EFFECTIVENESS OF ELEMENT

The City's 2009 Housing Element identified the following goals:

1. Provide adequate sites with sufficient infrastructure as needed to meet the City's regional housing needs allocation;
2. Support the development of affordable housing, especially housing for very low-, low- and moderate- income households;
3. Preserve existing housing units in neighborhoods appropriate for continued residential use;
4. Support the development of housing for special needs households;
5. Ensure that all persons have equal access to housing opportunities; and
6. Promote energy and water conservation measures in both existing and new residential construction.

In order to achieve these goals, the 2009 Housing Element listed a series of policies and objectives. The tables on the following pages identify the policies and objectives from the 2009 Housing Element. The tables then also include a description of the actions that were taken from 2009 to 2014 and the progress that was achieved in addressing the 2009 goals and policies.



APPENDIX A

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APPENDIX A – REVIEW OF PREVIOUS HOUSING ELEMENT



PREVIOUS PROGRAMS REVIEW MATRIX

ID	Action type	Description	Responsible Agency	Time Frame	Accomplishments	Status
4.1	Goal	Provide adequate sites with sufficient infrastructure as needed to meet the city's regional housing needs allocation.				
4.1.1	Policy	Ensure that land is zoned at residential densities appropriate to meet the regional housing need.				
4.1.1.A	Program	<p>Rezone the “South of Tioga” area to a Mixed Use Zone</p> <p>The City will continue plans to redevelopment the area of town known as “South of Tioga” as a mixed-use project with a large housing component. It is expected that at least 200 dwelling units will be constructed in the South of Tioga area, with a minimum requirement of at least 15 percent affordable to low- and moderate-income households.</p>	Planning Department	Annual Assessment; Ongoing	<p>Objective: Redevelopment of South of Tioga area to increase housing inventory and provide more affordable housing for low- and moderate-income households.</p> <p>Progress/Effectiveness: The project’s proposal includes new residential apartments/condos, commercial development and a new hotel, though development has not commenced.</p> <p>Appropriateness: Redevelopment of the South of Tioga area would allow the City to come closer to its housing inventory goals, as well as update much of the City’s commercial and residential infrastructure in this area.</p>	
4.1.1.B	Program	<p>Mixed use and planned unit development</p> <p>The City will continue to encourage innovative housing design and “smart growth” strategies through its Mixed Use district and planned unit development policies in the Zoning Ordinance. Further, the City will assist developers and property owners with lot consolidation in instances where proposed developments would further the objectives of the General Plan as well as provide exemplary mixed-use development. (This program was previously identified as Program 4.1.1.E.)</p> <p>The City will continue to monitor the production of units in mixed-use and planned unit development areas in relation to the 2009–2014 Regional Housing Needs Allocation (RHNA), especially the production of extremely low-, very low- and low-income units.</p>	Planning Department	Annual Assessment; Ongoing	<p>Progress/Effectiveness: In 2002 the warehouse district in Sand City was rezoned to mixed use.</p> <p>Subsequently, the City Planning Department partnered with the Redevelopment Agency and a private developer to complete the mixed-use project known as "the Independent" which includes 10 affordable rental housing units for a period of 55 years.</p> <p>Incentives were used to facilitate the development. The City completed its own initial study of the area and did not require the developer to pay for the environmental impact report. The building development fee was waived and the developer received a discount on other fees.</p> <p>The 20 percent set-aside funds from the Redevelopment Agency were used in conjunction with this development, which included 10 affordable units of a total of 31 units produced—a very high percentage of below-market-rate units for this type of project.</p> <p>Appropriateness: Mixed-use and planned unit developments continue to be aligned with the goals of the Redevelopment Agency. With additional water supply since the completion and commencement of operation of the desalination plant, it is appropriate to continue this program.</p>	
4.1.1.C	Program	<p>Rezone Acreage in East Dunes Specific Area Plan</p> <p>The City will assist the developer in processing the rezoning of 15 acres in the East Dunes Specific Area plan to reflect the General Plan Land Use designations for that area.</p>	Development Community, Planning Department	2003–2004 Rezoning Completed	<p>Objective: Rezone 12.4 acres to minimum of 18–21 units per acre and 2.6 acres to a minimum of 1–9 units per acre.</p> <p>Progress/Effectiveness: The East Dunes Specific Plan has not yet been completed. The City’s goal was to have it completed by 2014, but will be prioritized for completion by 2017.The former Redevelopment Agency was the lead agency on the project and it is a program in the Agency’s 2009 5-year Redevelopment Implementation Plan. The City’s 2002–2017 General Plan specifies this area for residential purposes only. A new Zoning</p>	



APPENDIX A – REVIEW OF PREVIOUS HOUSING ELEMENT

ID	Action type	Description	Responsible Agency	Time Frame	Accomplishments	Status
					<p>Ordinance and specific plan for the area will be developed once a master developer is chosen and a habitat conservation plan is established to the satisfaction of the USFWS. To date, there has been little progress on the new zoning due to the lack of an adequate water supply and the current housing market conditions.</p> <p>The biggest challenge for the plan stems from an endangered species habitat that spans across three parcels with multiple property owners. The City is working on a multi-party agreement with a master developer to come to an agreement that will allow the plan to be completed.</p> <p>The City established its own self-sufficient water supply in 2009 which will spark interest among property owners and encourage vested interests to resolve the remaining issues with the endangered species habitat.</p> <p>Appropriateness: This program was appropriate given its priority in the redevelopment implementation plans for the City.</p>	
4.1.2	Policy	Ensure that new residential developments are adequately served by infrastructure, including water and sewer, park and recreation areas, transportation, public safety and other community services.				
4.1.2.A	Program	<p>Capital improvements Program</p> <p>The City will continue to implement its Masters Facilities Plan and continue budgeting revenues into the capital improvement budget to improve streets, drainage and water lines, within the Old Town area.</p>	City Engineer and Planning Department	Annual; Ongoing	<p>Objective: Implement capital improvements to encourage housing production.</p> <p>Progress/Effectiveness: The City received funds through California Voter Proposition 1B to complete street improvements and other work.</p> <p>Appropriateness: It is appropriate to continue this program to maintain streets and continue improving aging drainage and water lines in Old Town. This program directly aligns with the efforts of the City's Redevelopment Agency.</p>	
4.1.3	Policy	Continue to implement a program strategy to develop alternative water resources for the city's development needs.				
4.1.3.A	Program	<p>Adequate Land Inventory</p> <p>The City will continue to provide an inventory of land at appropriate zoning designations that will accommodate the Regional Housing Need as identified in this document. The current inventory accommodates a potential 246 units with vacant and underutilized sites, more than enough to meet the RHNA.</p>	Planning Department	Annual; Ongoing; Goal for 2023	<p>Progress/Effectiveness: Rezoning of much of Sand City to Mixed Use allows this land to be redeveloped. Though little development has commenced, proposals of redevelopment of this land prioritizes residential development to meet the land inventory goals set by the RHNA.</p> <p>Appropriateness: The vacant and/or underutilized site inventory is adequate to serve the RHNA needs if developed.</p>	
4.1.3.B	Program	<p>Second Dwelling Unit Program</p> <p>The City will conduct a review of its policies regarding second dwelling units, especially in residential areas. The review shall include an analysis of State legislation (AB 1866), which includes new provisions for second dwelling units. Following the completion of the review, the City will develop a Second Dwelling Unit Program that encourages second dwelling units in commercial, industrial and residential areas of the City.</p>	Planning Department	2002–2003 Conduct review and develop Second Dwelling Unit policies and program 2003–June 30, 2007 Implement Program	<p>Objective: 10 second units, 2002–2007</p> <p>Progress/Effectiveness: The City adopted a second dwelling unit ordinance (Ordinance No. 03-02-2003) to comply with state law on June 17, 2003. One second dwelling unit was produced during the previous period.</p> <p>Due to the continued lack of water resources, the City did not encourage the development of second dwelling units as planned; however, with the expected increase in water resources in 2009, this program will move forward.</p> <p>Appropriateness: This is an important program for the City to continue moving forward now that water resources will be more readily available. The City will develop a brochure or handout to explain the program and educate residents about its provisions.</p>	
4.1.3.C	Program	<p>Small Sites and Mixed Use Programs</p> <p>To ensure that there is a sufficient supply of multi-family</p>	Planning Department	Annually, Ongoing	<p>Progress/Effectiveness: The City has allowed consolidations for development of affordable housing, though few projects have commenced.</p>	

APPENDIX A – REVIEW OF PREVIOUS HOUSING ELEMENT



ID	Action type	Description	Responsible Agency	Time Frame	Accomplishments	Status
		<p>zoned land to meet the City’s regional housing needs allocation (RHNA), the City will facilitate lot consolidations to combine small residential lots into larger developable lots to accommodate affordable housing units. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project bases:</p> <ul style="list-style-type: none">• Allow affordable projects to exceed the maximum height limits,• Lessen setbacks, and/or• Reduce parking requirements. <p>The City will consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.</p> <p>The City will also evaluate the most cost-effective way to market their programs to developers and will at least post its sites inventory on its Web page to provide developers with information about available sites.</p>			Appropriateness: Much of the City’s housing inventory includes parcels/lots that are often too small for single residents. By allowing consolidations of such lots, larger developable lots can be utilized to provide cost-effective, affordable housing.	
4.2	Goal	Support the development of affordable housing, especially housing for very low, low and moderate income households.				
4.2.1	Policy	Ensure that water providers allocate water resources on a priority basis to units that meet city's regional housing need allocation.				
4.2.1.A	Program	<p>Water and Sewer Providers</p> <p>Provide water and sewer providers with the City's adopted Housing Element. As provided in California Government Code Section 65589.7, water and sewer providers shall grant a priority to proposed developments, which meet the City's Regional Housing Need goals. If there are additional water allocations provided by the Monterey Peninsula Water Management District in the Sand City area, ensure that those water allocations are directed to units that will meet the City's Regional Housing Needs.</p>	Planning Department, Water Providers	2002–June 30, 2007	<p>Progress/Effectiveness: Water and sewer allocations were prioritized for development according to the City’s RHNA goals. For example, the City held a competition for water allocations that awarded points on a number of criteria including how well the proposals addressed RHNA goals, redevelopment goals, and design criteria. As a result, projects that addressed affordable housing needs, such as the Independent, were prioritized, approved, and provided incentives by the City.</p> <p>Appropriateness: New water allocation became available with the commencement of operation of the water desalination plant in 2010, allowing the City to continue this program.-</p>	Completed
4.2.2	Policy	Develop and utilize all available funding resources in order to provide the maximum amount of affordable housing as feasible.				
4.2.2.A	Program	<p>Redevelopment Housing Set Aside Funds</p> <p>Continue to require that 20% of Redevelopment tax increment funds be set aside for housing. Develop specific strategies for use of those funds for the Robinette site and other potential sites, including use of funds for infrastructure development as well as other project costs.</p>	Planning Department	<p>2002–June 2003: Develop Funding Strategy</p> <p>2003–June 30, 2007: Implement Strategy</p>	<p>Progress/Effectiveness: The City was able to facilitate the construction of 10 below-market-rate units on the Robinette Site through the Independent project. Redevelopment housing set-aside funds were used in conjunction with this development. The strategies employed by the City to encourage the development of affordable units included prioritizing projects that met RHNA goals, waiving some development fees and discounting other fees.</p> <p>Appropriateness: This program aligns with the goals of the Redevelopment Agency and is an important source of funding for affordable housing units in the City. It is</p>	



APPENDIX A – REVIEW OF PREVIOUS HOUSING ELEMENT

ID	Action type	Description	Responsible Agency	Time Frame	Accomplishments	Status
					appropriate to continue this program.	
4.2.2.B	Program	<p>State and Federal Housing Programs and Funding</p> <p>Continue to apply for appropriate State and federal housing funds, including CDBG and HOME funds. Use funds to assist with providing affordable housing opportunities in new and existing housing units. The City will continue to contract with a planning consulting firm to supplement its planning and economic development capabilities. As part of its charge, the consulting firm shall also elicit and apply for state and federal grants designed to assist the Redevelopment Agency in providing the necessary gap- financing to construct affordable housing. Availability of grant or other special funding for affordable housing will be posted on the City's web site. The City will also notify community groups and organizations that represent lower income households of the availability of affordable housing resources. Where possible, the City will give priority to projects that are affordable to extremely low- and very low- income households.</p> <p>Some of the more likely sources of funds include:</p> <p>CDBG Funds: The City will continue to apply to the State HCD for special planning grants to pursue specific projects. The City will submit applications for those funds based on the State's application time frame process.</p> <p>HOME Funds: The State also awards HOME funds to localities on a competitive basis for developments that include rental housing, homeownership opportunities, special needs housing and tenant based rental assistance. The City will submit applications for those funds based on the State's application time frame process.</p> <p>Other State-funded Programs: Due to the passage of Proposition 46 in 2002, additional funding resources are available through the State. These new funds are designed to assist with the development of rental housing, homeownership programs, emergency shelters, special needs housing, farmworker housing, and local code enforcement assistance. The City will submit applications for those funds based on the State's application time frame process.</p> <p>Low Income Tax Credits: Federal and State tax credits are available to investors on a competitive basis for the development of lower income housing units. (See Tax Credit Description in Appendix C.)</p>	Planning Department	Ongoing	<p>Progress/Effectiveness: During the past Housing Element period, the City received two CDBG Planning and Technical Assistance (PTA) grants to update the City's Housing Element as well as another PTA grant to study desalination as a viable means to allow the City to become self-sufficient in supplying its water.</p> <p>The City also applied for CDBG funds to build the desalination water treatment facility but did not receive the funding.</p> <p>Redevelopment set-aside funds were used for affordable housing, but no tax credits were used in the previous Housing Element period.</p> <p>No HOME funds were received in the previous period.</p> <p>Appropriateness: This program will continue to be implemented and the City will apply for and use funding to provide affordable housing and homeownership opportunities.</p>	
4.3	Goal	Preserve existing housing units in neighborhoods appropriate for continued residential use.				
4.3.1	Policy	Support the preservation and conservation of existing housing units that provide affordable housing opportunities for city residents and workers.				
4.3.1.A	Program	Conservation of Existing Units Through enforcement of local codes, ensure that all existing	Planning and Building	2002–June 30, 2007	Progress/Effectiveness: This program will no longer receive attention in the future as redevelopment agencies have been dissolved.	

APPENDIX A – REVIEW OF PREVIOUS HOUSING ELEMENT



ID	Action type	Description	Responsible Agency	Time Frame	Accomplishments	Status
		units meet basic health and safety requirements. In neighborhoods where continued residential use is appropriate, provide information and assistance to owners of units that are in need of repair or rehabilitation. Examples of program assistance include weatherization grants (PG&E, State LIHEAP, local community action agency, etc.), home paint fix-up programs, housing rehabilitation assistance, etc. Information regarding the availability of these resources is posted on the City's web site. Further, the City will provide written marketing information describing the resources available to community groups and organizations that represent lower income households.	Departments		Appropriateness: This program was aligned with the City's Redevelopment Implementation Plan and the goals of the fair share housing allocation from the RHNA.	
4.3.1.B	Program	Replacement Unit Program Under State Redevelopment law, relocation and replacement guidelines apply for units that housed low or moderate-income households and are removed from the housing market as part of a redevelopment project. This would apply to units that are destroyed or removed by a redevelopment project, which is subject to a written agreement with the agency or where financial assistance has been provided by the agency. It does not apply to a private developer who demolishes units without redevelopment assistance or project contractual agreements. The City's Redevelopment Agency will ensure the necessary level of assistance and replacement housing for those units that meet these requirements.	Planning and Building Departments	2002–June 30, 2007	Progress/Effectiveness: No low- or moderate-income households were displaced in the previous reporting period. Appropriateness: The entire city of Sand City once was within a redevelopment project area until RDA dissolution in 201. With sufficient water resources now available for future development, it is appropriate to retain this program to replace low- or moderate-income households that might be displaced as part of a redevelopment project.	
4.3.2	Policy	Direct public funding resources to the conservation of existing housing units in neighborhoods where continued residential use is appropriate.				
4.3.2.A	Program	Housing conservation and preservation program Through enforcement of local codes, ensure that all existing units meet basic health and safety requirements. In neighborhoods where continued residential use is appropriate, provide information and assistance to owners of units that are in need of repair or rehabilitation. Examples of program assistance include weatherization grants (PG&E, State LIHEAP, local community action agency, etc.), home paint fix-up programs, and housing rehabilitation assistance. Information regarding the availability of these resources is posted on the City's website. Further, the City will provide written marketing information describing the resources available to community groups and organizations that represent lower-income households.	Planning and Building Departments	Ongoing, as required	Progress/Effectiveness: This program will receive renewed attention in the future as redevelopment efforts in the City move forward. Appropriateness: This program ensures that infrastructure is up to date on health and safety requirements.	
4.3.3	Policy	Provide relocation assistance as required by state redevelopment law for units housing low or moderate income households that are removed from the housing market as part of a redevelopment project.				
4.4	Goal	Support the development of housing for special needs households.				



APPENDIX A – REVIEW OF PREVIOUS HOUSING ELEMENT

ID	Action type	Description	Responsible Agency	Time Frame	Accomplishments	Status
4.4.1	Policy	Encourage the provision of services and housing for those households with special needs. In sand city, these households would include the homeless, elderly and persons with disabilities				
4.4.1.A	Program	<p>Support the County of Monterey’s Homeless Continuum of Care Plan</p> <p>Under state redevelopment law, relocation and replacement guidelines apply for units that housed low- or moderate-income households and are removed from the housing market as part of a redevelopment project. This would apply to units that are destroyed or removed by a redevelopment project which is subject to a written agreement with the agency or where financial assistance has been provided by the agency. It does not apply to a private developer who demolishes units without redevelopment assistance or project contractual agreements.</p> <p>The City’s Redevelopment Agency will ensure the necessary level of assistance and replacement housing for those units that meet these requirements.</p>	Planning Department and City Administrator	2002–Spring 2003: Revise Zoning Ordinance	<p>Progress/Effectiveness: The City participated in the County’s Continuum of Care planning efforts.</p> <p>Appropriateness: This program is an important component of the City’s efforts to support housing for homeless and formerly homeless individuals and families.</p>	
4.4.1.B	Program	<p>Homeless: Support for Day Facility</p> <p>Continue to support the provision of services at the day facility for homeless individuals as currently provided by the Salvation Army (or a similar organization).</p>	Planning Department and City Administrator	2002–2007	<p>Progress/Effectiveness: The City supported the Salvation Army in the provision of services for the homeless.</p> <p>Appropriateness: This program is an important component of the City’s efforts to support services for homeless individuals and families.</p>	
4.4.1.C	Program	<p>Elderly and Disabled: Support and Marketing of Countywide Programs</p> <p>Continue to support and market the efforts of local non-profit agencies that provide direct housing assistance to elderly and disabled individuals.</p>	Planning Department and City Administrator	2002–2007	<p>Progress/Effectiveness: The City continued to support countywide efforts to provide housing assistance to the elderly and disabled.</p> <p>Appropriateness: This program is an important component of the City’s efforts to support elderly and disabled persons.</p>	

APPENDIX A – REVIEW OF PREVIOUS HOUSING ELEMENT



ID	Action type	Description	Responsible Agency	Time Frame	Accomplishments	Status
4.4.1.D	Program	<p>Remove constraints to housing development and encourage accessible housing for persons with disabilities</p> <p>In compliance with the federal Fair Housing Act and the California Fair Employment and Housing Act, Sand City Ordinance SC 07-02, 2007, in Section 18.78.060 of the Sand City Municipal Code identifies those zoning/land use applications where reduced processing time, streamlined procedures and fee reductions/waivers are allowed. The City shall continue to remove constraints for disabled persons seeking reasonable accommodations for accessible housing.</p>	Planning Department	Annual Assessment; Ongoing	<p>Progress/Effectiveness: The Zoning Ordinance was amended on August 7, 2007, to allow residential care facilities in all areas where the City allows residential uses (Ordinance No.: 07-04, 2007).</p> <p>In compliance with the federal Fair Housing Act and the California Fair Employment and Housing Act, Ordinance 07-02, 2007, added Section 18.78.060 to the Sand City Municipal Code. The ordinance was adopted on April 3, 2007, and identifies those zoning/land use applications where reduced processing time, streamlined procedures and fee reductions/waivers are allowed.</p> <p>Appropriateness: This program fulfilled a statutory requirement. Its implementation is ongoing through the City’s planning process.</p>	
4.4.1.E	Program	<p>Identify Methods to support homeless services and shelters</p> <p>The City will amend its Zoning Ordinance within six months of the adoption of this Housing Element to allow homeless shelters capable of meeting the City’s fair share of housing for homeless individuals as determined by this Housing Element. The Public Facilities (PF) zoning district will be the zoning district in which homeless shelters will be allowed without a use permit but subject to standard design permit approval. Based on the countywide population of homeless persons, Sand City’s pro-rata homeless need is two persons or beds. There is a total of 225,825 square feet (approximately 5.18 acres) of PF zoned land currently in the City. An additional 33,750 square foot parcel will be rezoned (see Program 4.4.1.F) within the year following the adoption of the Housing Element. These sites are discussed further under the Emergency Shelters subheading of the Governmental Constraints section.</p>	Planning Department, City Administrator	2005	<p>Progress/Effectiveness: The Public Facilities zoning district was established in 2005. Though no emergency shelter has been designated, several sites have been proposed as potential locations for a two-bed Emergency Shelter. These sites include the desalination plant property or the parking lot adjacent to City Hall</p> <p>Appropriateness: This program is an important component of the City’s efforts to support housing for homeless and formerly homeless individuals and families.</p>	
4.5	Goal	Ensure that all persons have equal access to housing opportunities.				
4.5.1	Policy	Support and market fair housing opportunities and services available to sand city residents.				



APPENDIX A – REVIEW OF PREVIOUS HOUSING ELEMENT

ID	Action type	Description	Responsible Agency	Time Frame	Accomplishments	Status
4.5.1.A	Program	Fair Housing Services and Information Continue to support and promote the services of organizations that provide fair housing programs to Sand City residents, such as <ul style="list-style-type: none">➡ Conflict Resolution and Mediation Center➡ Legal Services for Seniors➡ California Rural Legal Assistance➡ Central Coast Center for Independent Living➡ Center for Community Advocacy The City will market the availability of the services of these organizations through written material available at City Hall and on the City's web site.	City Administrator	Ongoing	Progress/Effectiveness: Information regarding fair housing services was available at the planning counter or by contacting the City directly. Appropriateness: This program is important in the City’s effort to promote fair housing opportunities and housing non-discrimination. The program will be continued.	
4.6	Goal	Promote energy and water conservation measures in both existing and new residential construction				
4.6.1	Policy	Encourage residential construction that promotes energy conservation.				
4.6.1.A	Program	Energy Conservation Opportunities Continue to enforce Title 24 requirements for energy conservation.	Planning and Building Departments	Ongoing	Progress/Effectiveness: The City continued to enforce Title 24. Appropriateness: This program will receive ongoing support.	
4.6.1.B	Program	Support solar energy opportunities through design review Continue to use the design review process to promote optimum lot and building configuration for solar orientation and use of solar energy systems.	Planning and Building Departments	Ongoing	Progress/Effectiveness: This program was implemented during the design review process for all development proposals received by the City. Appropriateness: This program is appropriate for optimizing energy efficiency through design.	

APPENDIX B – PUBLIC PARTICIPATION



APPENDIX B – PUBLIC PARTICIPATION

Affidavit of Notice

AFFIDAVIT OF NOTICE

RE: Housing Element Workshop - Presentation & Public Comment (2015)

Meeting Date: September 15, 2015

1. The attached public hearing notice was sent to *The Herald* on 9/11/15 for publication on 9/5/15.
2. The attached public hearing notice was mailed to known residential addresses within Sand City (as listed on the attached mailing list) on 9/8/15.
3. The attached public hearing notice was posted at the three designated locations in Sand City on 9/10/15. Designated posting locations are 1) City Hall Entrance, 2) northwest corner of Tioga Avenue and California Avenue, and 3) northeast corner of Elder Avenue and Contra Costa Street. There was no mailing of this to property owners.
4. The attached notice was mailed to the Monterey County Housing Authority on 9/8/15.

Attestation:

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Charles Pooler, Associate Planner

NOTES:



APPENDIX B – PUBLIC PARTICIPATION

Public Hearing Notice

CITY OF SAND CITY
SAND CITY PLANNING DEPARTMENT
ONE SYLVAN PARK
SAND CITY, CA 93955
(831) 394-6700

E-MAIL TRANSMISSION

Please publish the following for Friday, September 4, 2015:

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Sand City will hold a public hearing and workshop to accept public comments regarding future housing needs related to the Sand City Housing Element update now in progress. Citizens are invited to attend and comment on future housing needs within Sand City. A presentation regarding Housing Element requirements will be made prior to opening the floor to accept public comment. The City Council public hearing is scheduled for the following date, time, and place:

DATE:	Tuesday, September 15, 2015
TIME:	5:30 P.M.
PLACE:	City Council Chambers City Hall 1 Sylvan Park Sand City, CA 93955

If you challenge the nature of the proposed item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Sand City City Hall at or prior to the public hearing. All interested persons are invited to attend and be heard. For further information, please call the City's Planning Department at (831) 394-6700.

Sincerely,
Charles Pooler, Associate Planner

APPENDIX B – PUBLIC PARTICIPATION



Public Notice to Sand City Property Owners and Residents

CITY OF SAND CITY
SAND CITY PLANNING DEPARTMENT
ONE SYLVAN PARK
SAND CITY, CA 93955
(831) 394-6700

Attention: Property Owners / Interested Parties

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Sand City will hold a public hearing and workshop to accept public comments regarding future housing needs related to the Sand City Housing Element update now in progress. Citizens are invited to attend and comment on future housing needs within Sand City. A presentation regarding Housing Element requirements will be made prior to opening the floor to accept public comment. The City Council public hearing is scheduled for the following date, time, and place:

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Sincerely,
Charles Pooler, Associate Planner



APPENDIX B – PUBLIC PARTICIPATION

Record of Newspaper Advertisement



Published by The Monterey Herald
P.O. Box 271 • Monterey, California 93942
(831) 726.4382

SAND CITY, CITY OF
Account No. 3547140
ATTN: CHARLES POOLER
1 SYLVAN PLACE
SEASIDE, CA 93955

Legal No. 0005564512
Sand City Housing element
Total Cost: \$145.95
Ordered by: Chuck@sandcityca.gov

PROOF OF PUBLICATION

STATE OF CALIFORNIA
County of Monterey

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Monterey Herald, a newspaper of general circulation, printed and published daily and Sunday in the City of Monterey, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than 6 point), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

09/05/15

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on 09/05/2015 at Monterey, California.

Danielle Landaker

Signature

This space is reserved for the County Clerk's Filing Stamp

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Sand City will hold a public hearing and workshop to accept public comments regarding future housing needs related to the Sand City Housing Element update now in progress. Citizens are invited to attend and comment on future housing needs within Sand City. A presentation regarding Housing Element requirements will be made prior to opening the floor to accept public comment. The City Council public hearing is scheduled for the following date, time, and place:

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Tuesday,
September 15, 2015
TIME: 5:30 P.M.
PLACE: City Council
Chambers
City Hall
1 Sylvan Park
Sand City, CA 93955

If you challenge the nature of the proposed item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Sand City City Hall at or prior to the public hearing. All interested persons are invited to attend and be heard. For further information, please call the City's Planning Department at (831) 394-6700.
Sincerely,
Charles Pooler,
Associate Planner
Publish: Sept. 5, 2015

APPENDIX C – VACANT AND UNDERUTILIZED SITES



- City Limits of Sand City
- South of Tioga District
- Underutilized Parcels
- Vacant Parcels



Source: Monterey County GIS 2015, City of Sand City 2015, EMC Planning Group 2016, Esri 2015

Figure C-1
Vacant and Underutilized Sites
Sand City Housing Element Update

APPENDIX D – MIXED USE DEVELOPMENTS

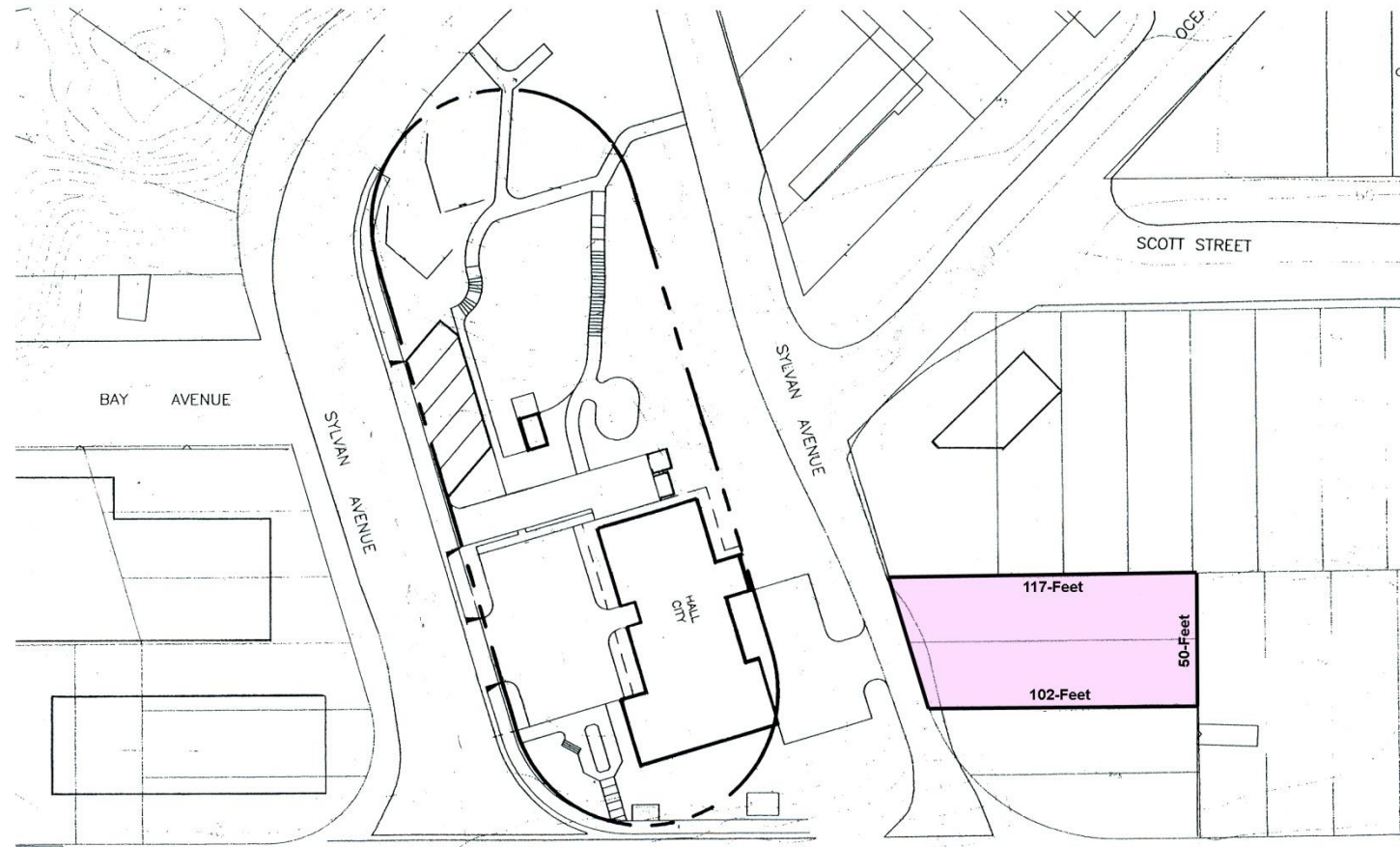


Original Builder	Site Address	Zoning	Units Built	Max Density (per zoning)	BMR Units	BMR Income	Entitlement Date	Lot Size
Bascou	433 Orange Avenue	MU-P	1	1	0	Market Rate	n/a	3,675 sq.ft.
Garza	351 Orange Ave.	C2-PUD	1	1	0	Market Rate	03/13/03	3,750 sq.ft.
Stepanek	341 Orange Ave	C2-PUD	1	1	0	Market Rate	03/13/03	3,750 sq.ft.
Hawthorne	430 & 440 Ortiz Avenue	R2-PUD	4	4	0	Market Rate	02/07/03	11,625 sq.ft.
Lucido	460 Orange Avenue	MU-P	2	2	0	Market Rate	03/08/00	3,750 sq.ft.
Randazzo	443 Orange Avenue	MU-P	2	2	0	Market Rate	03/02/04	3,750 sq.ft.
The Independent	600 Ortiz Avenue	MU-P & CZ-MU-P	31	60	10	Very Low to Moderate	02/08/08 Residential units only	2.6 acres
Balesteri	370 Shasta Avenue	C2-PUD	1	1	0	Market Rate	10/21/03	3,750 sq.ft.
Meadows / Ream	510 Shasta, units A-D	CZ-M-PUD	4	4	0	Market Rate	n/a	15,000 sq.ft.



APPENDIX E – PUBLIC FACILITY SITES FOR POTENTIAL EMERGENCY SHELTERS

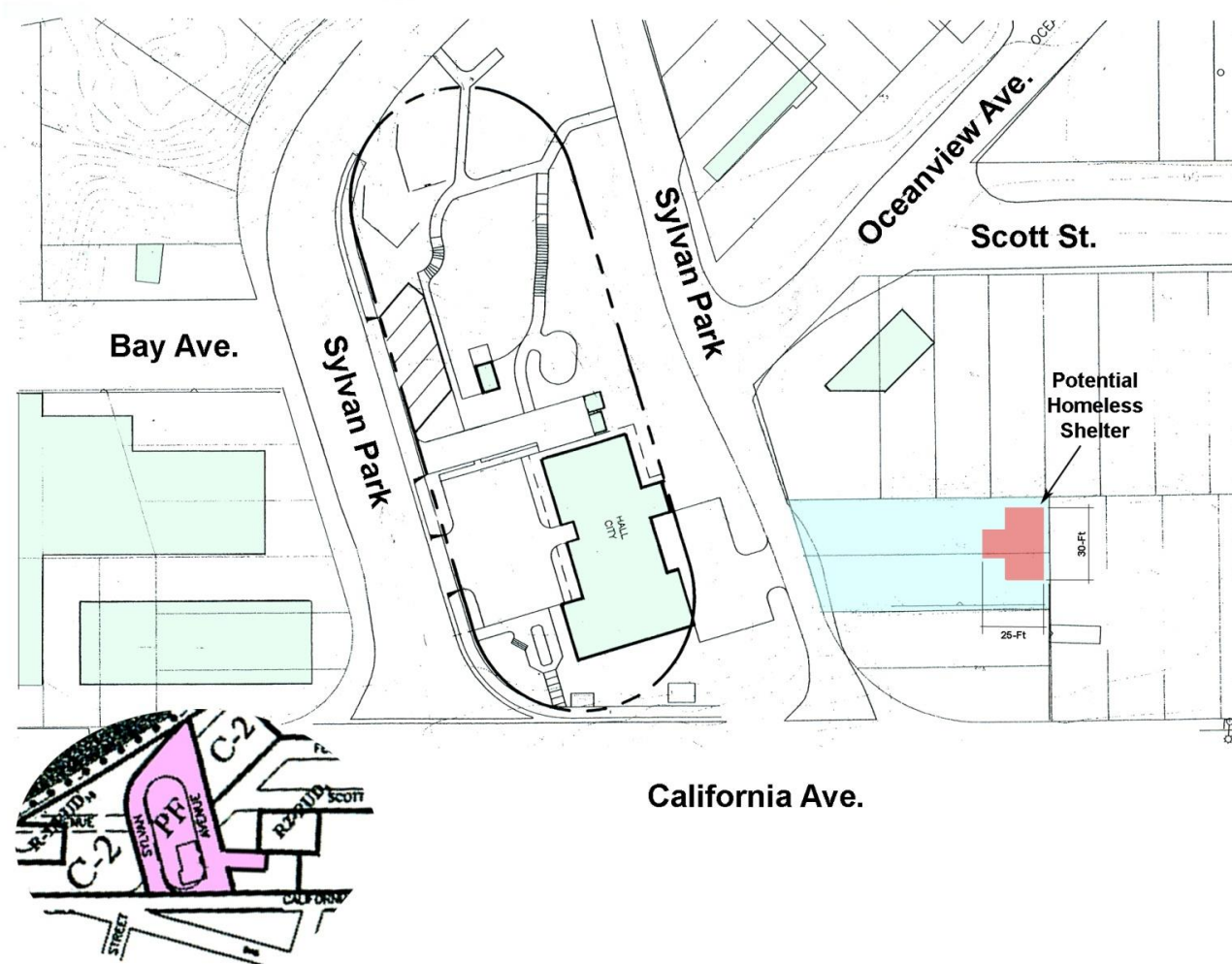
FIGURE E-2 – CITY HALL PARKING SITE



APPENDIX E – PUBLIC FACILITY SITES FOR POTENTIAL EMERGENCY SHELTERS



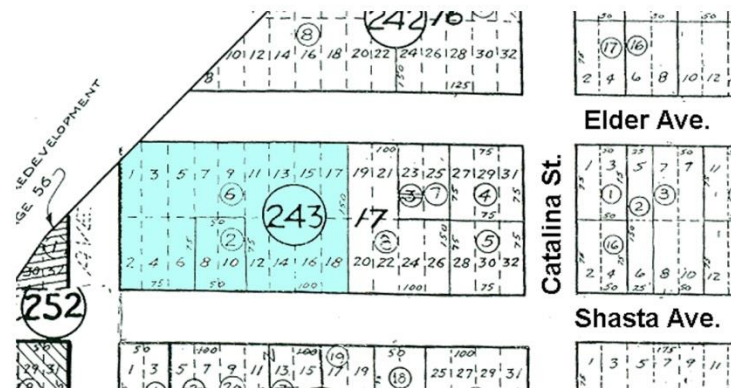
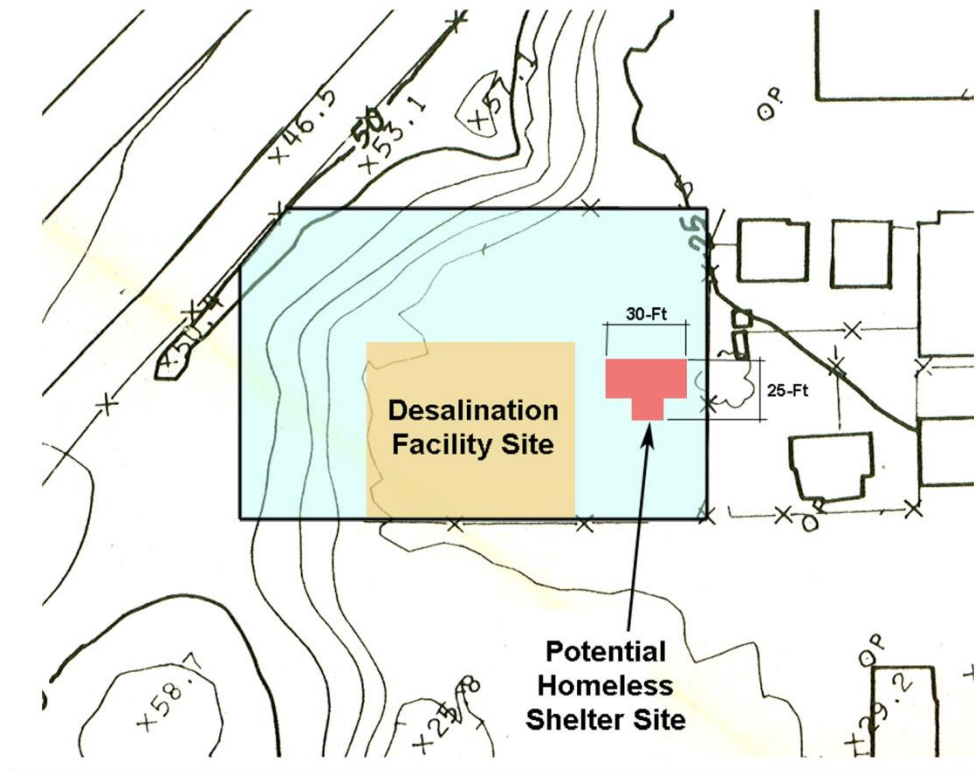
FIGURE E-3 – CITY HALL HOMELESS SHELTER SITE





APPENDIX E – PUBLIC FACILITY SITES FOR POTENTIAL EMERGENCY SHELTERS

FIGURE E-4 – DESALINATION AND HOMELESS
SHELTER SITE



APPENDIX F – WEST END DESIGN GUIDELINES



COMMERCIAL, RESIDENTIAL & MIXED USE ARCHITECTURE

PURPOSE

The City's goal is to create a vibrant, exciting sense of place by being visually interesting and imaginative, functional but not bland. The City strongly encourages the use of Industrial Chic architectural style. Industrial Chic has many elements reminiscent of the 1940's and 50's architecture, with the restrained use of simple geometric shapes and ornamentation. Today it may present surprising use of forms and materials such as protrusions that tilt or angle in an unusual direction.

These guidelines apply to the transformation of older structures and to new construction alike. This may be as simple as retrofitting an old building for a new use or as complex as constructing a new building. The guidelines below address how to use the elements that characterize modern and industrial chic styles, as well as more traditional architectural styles that may be built in the district.

SITE PLANNING

Site planning for new construction will respect Sand City development standards when placing a building or parking area on a lot. Orient the main facade of the building toward the street. If the site presents it, utilize the form of the lot (such as an uneven angle) for the footprint of the building. Varied setbacks create an interesting street presence by distinguishing a buildings presence and avoiding what appears to be a long flat facade. Create opportunities for pedestrian amenities such as small plazas or courts with seating, shade, gardens, and public art or water features. When properties are combined to create a larger site, interior court parking should be utilized to avoid vehicles backing out onto the street.

FORM & MASSING

Building forms should use simple geometric shapes such as rectangle, square, cylinder, or a simple curve. These forms can be used individually or in a combination on a building.

Other techniques include; 1) Emphasize vertical planes or horizontal planes of the building, via the use of accent trim or cornice or window arrangement. 2) Contrast horizontal masses with a vertical element or portion of the building. This may include an unoccupied portion of the building. 3) For **Industrial Chic** introduce an asymmetry of one of the parts, or a portion of the building that is at an angle to the main building, or it may tilt vertically out from the main building.



APPENDIX F – WEST END DESIGN GUIDELINES

Cantilevered forms and parts of the building add new attention grabbing dimensionality.

Forms & Massing of Remodels

The same elements should be applied to existing buildings that will be remodeled. Remodeling of exteriors is encouraged for existing warehouses that have large plain wall expanses facing onto a pedestrian way or street. The facade should be divided into 30 to 40 foot portions with each increment given relief or definition by incorporating window arrays or applying columns, trellises, and plantings that may include vines to cover the wall face (which adds texture and color). Introduce a prominent entry to the facade with a structural addition and special paving.

OPENINGS

Windows may use simple geometric shapes such as rectangle, square, or a combination thereof. Divided lights should be used, as opposed to large sheets of glass. Repetition of the same size and shape creates a rhythm on the facade that can be symmetrical to the facade or offset.

For *Industrial Chic* accentuate the vertical planes or horizontal wall planes with the window configuration or shape. Place an array of windows off-center if the use allows for it. Or create an asymmetrical arrangement in a wall plane.

The dividing mullions should use large scale frames and repeat the geometry i.e. either squares or rectangles. The mullions and casement may be a heavy gauge metal and employ strong chroma colors or unfinished metal, or stained wood.

The window array may wrap a building corner, either as a framed edge or butted glass edge. Glass or metal awnings or canopies help to accentuate an entry or provide weather protection for interiors.

An array of glass block may be used for a window wall, repeating the same size block. This allows light into the interior while maintaining privacy.

Entry doors should be clearly distinguishable on the front facade, either by a strong plane change i.e. via recess, pop-out or angle, or with a new structural form, and/or a color or material change of the wall adjacent to the door. Many times the door is transparent and surrounded by window walls. Doors may be located at the corner of the structure to add asymmetry to the overall building facade. Door materials may be natural stained wood, metal or glass. Replace roll-up doors with new windows and door walls with the reuse of an existing building.

APPENDIX F – WEST END DESIGN GUIDELINES



ROOF TREATMENTS

Forms for the roof are simple and composed of one form, or there may be varied roof forms on the same building or complex of buildings. The roof may be an exaggerated “shed” style with minimal or no overhangs. Frequently there are no overhangs with a peaked and gable end roof. The roof structure may be an arch or vault over the building. A “space frame” structure allows the roof to “float” above the walls with a window wall between the wall structure and roof. Sometimes the roof is not visible (i.e. flat and behind the wall) however the building needs to be carefully articulated to avoid a plain street presence.

Conventional roofs such as parapet should use varying heights and pop-outs to avoid large plain expanses.

Materials for Industrial Chic style roofs are frequently corrugated or standing seam metal and either color-coated to match or contrast with the building, or anodized metal. Translucent panels and skylights are used to illuminate interior spaces. Solar panels are encouraged. Materials for a flat roof are not significant to the appearance of the roof. Flat or barrel concrete tiles may be used on a pitched roof to create a simple and durable roof.

WALLS

Materials for walls are those typically associated with industrial materials. They may include vertical or horizontal wood boards (with no overlap) and/or beams, heavy stone blocks, cinder blocks, standing seam or corrugated sheet metal, and poured concrete. Sometimes two materials will be used on the same wall plane to create a new geometry without changing the wall planes. Rain gutter systems may add color and detail to the exterior. Overhangs and cantilevers may be supported and framed by heavy beam or pole structures.

Materials for more conventional buildings may include stucco.

Colors for the walls should be true to the inherent color of the materials used, i.e. cinder block, galvanized metal, chemically altered finish (e.g. rust or copper patina), and weathered or stained wood. If color coated metal is used, strong hue (gradation) of or pure chroma (color) are those typically associated with the style. However pure chroma should not be used on a major wall, only a less dominant wall. Pure white should not be used so as to avoid glare. Colors for conventional buildings may also be stronger hues and depart from the usual “beige” tones. Variation in colors should be employed to accent different walls, or the same wall plane. This is an inexpensive way to create visual interest on the facade.



APPENDIX F – WEST END DESIGN GUIDELINES

UTILITARIAN SCREENING

Form and materials for mechanical equipment screening and trash enclosures should utilize the forms and materials of the parent building or group of buildings, at a smaller scale. It should be a substantial enough structure to screen the equipment and withstand abrasion from service trucks. Mechanical equipment, whether located on rooftop or at ground level, may be enclosed with a structure accented by a different color for visual interest. Shared trash receptacles should be constructed of textured block walls the color of the main building, with the door(s) that are the same color as the nearest building door color.

Storage yards should be screened from public view with a solid fencing combined with landscaping such as flowering or evergreen vines where feasible. Materials may include wood boards, chain-link with wood lath, or block wall with a stucco finish.

EXTERIOR LIGHTING

Lighting fixtures are part of the rhythm of forms on the exterior wall of a building and should be placed so they are part of the geometric composition. The fixture should be true to the industrial genre in their style and materials, with simple modern forms, and made from unfinished metal or color coated metal. When using colored fixtures they should contrast with the wall. Use directional lighting such as up lighting and down lighting to create wall washes that accentuate features or textures on the wall. This technique reduces glare onto adjacent uses and creates ambient light for walkways. Recessed lights, such as in a ceiling, may be used to enhance an entry or walkway. For retail type uses display window lights should be used and considered as night lighting.

LANDSCAPING

Landscape Form may be a reflection of the simple form of the buildings. Formal arrangements or very natural arrangements are encouraged. Naturalistic plantings contrast with the clean geometry of the building. The formal growth habits of some plants have a geometry of their own, either vertically or horizontally, that will enhance the building form. For example small trees or shrub that grow in a columnar form can be used as accents close to the building. Mounding plants and grasses contrast with the clean geometry of the building. Trees should be used to create intimate scale, enclose a space, and frame entries or views.

Landscape materials will be predominately native species that are compatible with a coastal dune environment and are drought tolerant. Flowering plants and plants that change with the seasons will add changing textures to the landscape. Vines are an interesting texture for an otherwise plain wall surface and do not require wide planting strips.

APPENDIX F – WEST END DESIGN GUIDELINES



PUBLIC ART WORK

Space for Art in new and existing development is encouraged and may be placed on exterior walls or in entry plazas, or within a landscaped area. Interior spaces can introduce art in reception areas and behind glass walls, Art may be incorporated into benches, as murals, or free standing. Businesses should make an effort to utilize the reservoir of local artists in the Monterey and Sand City vicinity.

SIGNAGE

Signage should be simple and straight forward. These guidelines are intended to supplement the City's sign ordinance and standards. Wall mounted signs should contrast with the wall. Sign style should be architecturally compatible with the building style. Monument signs may be used and constructed of materials that are compatible with the building. Applied lettering should be visible from the Street. Advertising signs should not obscure more than 25% of window area.

Creative yet restrained use of materials that reflect the business are encouraged, such as a bicycle attached to the roof edge for a bike dealership or incorporate a graphic of the type of service or materials provided by the business. Applied graphics will be limited to an area of 5% of wall area.

PARKING LOTS

Parking areas will be configured per the scenarios shown in the Parking & Circulation Plan. These guidelines apply to the small lots throughout the district. The goal throughout the district is to relocate pedestrian walks or sidewalks in front of the parked vehicles adjacent to buildings, as lots are redeveloped. Some existing parking areas may be transformed into plazas with seating, as other parking becomes available.

In order to decrease runoff from parking areas, surfacing may include pervious asphalt, or pervious pavers. Pavers also have an attractive appearance for lots that are visually prominent on the block.

Shade trees should be provided in the landscaped setbacks adjacent to streets and buildings. Landscaped planters should be located between parking lots and sidewalks where space permits. Planters should include irrigation systems to ensure future plant health.

Residential Architecture

The same principles apply for residential construction as in commercial architecture, as discussed in the above section. With the advent of mixed use into existing warehouses there may not be a distinction between the use of the building and the facade treatment. However



APPENDIX F – WEST END DESIGN GUIDELINES

in a new multi-storied building where retail or office occupies the ground floor, different materials may be used for the ground floor for wall and window treatments. Second floor residential may include balconies and a different window arrangement than the ground floor.

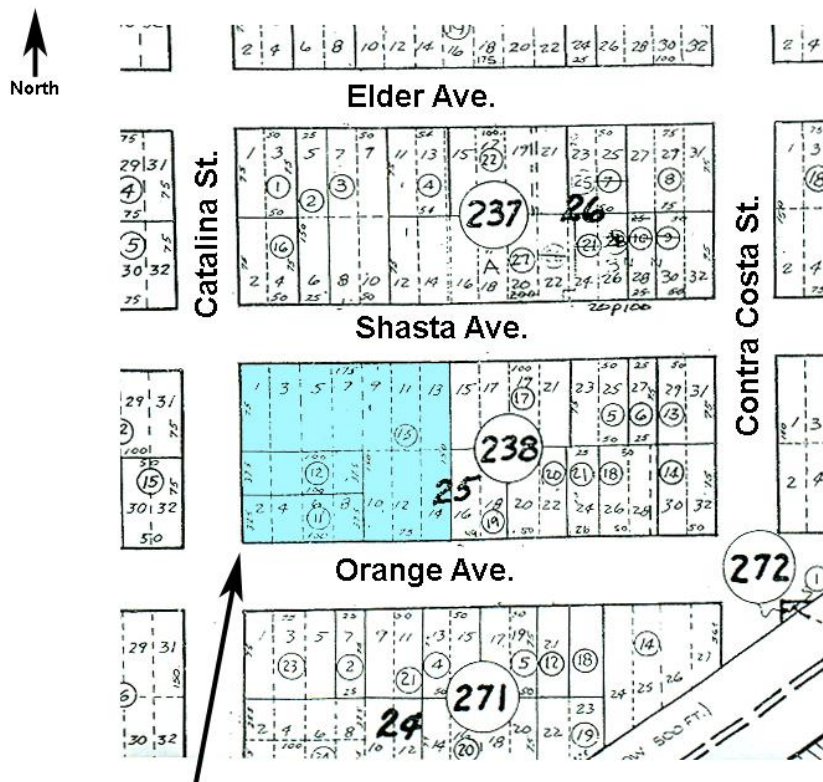
The existing cottages harken back to the early 20th century when summer vacation cottages were popular in many beachside communities. Today they are used as permanent residences, In the future these cottages may serve a different use i.e. bungalows for overnight visitors, art studios, boutiques for retail or antiques. If they are to be replaced their character may be emulated in the new construction.

The materials typical to these cottages include wood lap board siding, gable end roofs with asphaltic shingles, and front stoops or small porches. Divided light wood windows and paneled wood front doors are typical details.

APPENDIX G – NON-VACANT SITES DEVELOPMENT EXAMPLE - CARDINALE



FIGURE G-1 – 425 ORANGE AVENUE LOCATION MAP





APPENDIX G – NON-VACANT SITES DEVELOPMENT EXAMPLE - CARDINALE

FIGURE G-2 – 425 ORANGE AVENUE PROJECT CONCEPT



NORTH ELEVATION

SHASTA AVE. CONDOMINIUMS

SAND CITY, CALIFORNIA

SCALE: 1/16" = 1'-0"