

## **RESOLUTION NO. 20-04 PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE RECOMMENDING CITY COUNCIL APPROVE (1) THE CAMPUS TOWN SPECIFIC PLAN, (2) GENERAL PLAN CIRCULATION ELEMENT AMENDMENTS, (3) ZONING MAP AND TEXT AMENDMENTS CREATING THE “CAMPUS TOWN SPECIFIC PLAN” DISTRICT, (4) THE DEVELOPMENT AGREEMENT, (5) VESTING TENTATIVE SUBDIVISION MAP, AND (6) INCLUSIONARY (AFFORDABLE) HOUSING AGREEMENT FOR THE CAMPUS TOWN PROPERTY**

**WHEREAS**, formal applications were submitted by KB Bakewell Seaside Venture II, LLC (the “Applicant”) in connection with the proposed Campus Town Project (the “Project”), which is proposed to be located east of 1<sup>st</sup> Avenue, west of 7<sup>th</sup> Avenue, south of California State University, Monterey Bay and Lightfighter Drive; and generally north of Gingling Road on approximately 122.23 acres land; and

**WHEREAS**, the following approvals related to the Campus Town Project have been proposed:

- Campus Town Specific Plan (City File SP-01) to facilitate the development of 1,485 single and multi-family dwellings, up to 250 hotel rooms, up to 75 hostel rooms, up to 150,000 square feet of dining, entertainment and retail and up to 50,000 square feet of light industrial flex and “makerspace” uses;
- General Plan Amendment (GPA) to confirm that the Campus Town Project will comply with new state law requirements to analyze traffic impacts based on vehicle miles traveled and encouraging smart planning policies and multi-modal access including pedestrian and bicycle-friendly development; therefore General Plan Circulation Element policies regarding LOS performance criteria and impact assessment and intersection level of service standards are inapplicable to the Campus Town Project;
- Zone Amendment (ZA) RZ-01 to create a “Campus Town Specific Plan” Zoning District and to rezone the site from the CMX (Commercial Mixed Use), PI (Public Institutional) and M (Military) zoning districts to “Campus Town Specific Plan” District;
- Vesting Tentative Subdivision Map (VTM-01) to create up to 837 lots for future development of the residential, commercial, entertainment and employment uses envisioned within 110.2 acres of the Campus Town Specific Plan
- A Development Agreement to vest all City approvals for a 20-year period from the effective date of the Development Agreement as well as a substantial Public Benefit Contribution to the City; and
- Approval of an alternative means of compliance in an Inclusionary Housing Agreement pursuant to Municipal Code Section 17.32.060.

**WHEREAS**, pursuant to the California Environmental Quality Act (Public Resources Code sections 21000, *et seq.*) (“CEQA”) and the State CEQA Guidelines (14 Cal. Code Regs. sections 15000, *et seq.*) (“CEQA Guidelines”), the City is the lead agency for the Project Environmental Impact Report (“EIR”); and

**WHEREAS**, the Campus Town Specific Plan project (City File SP-01) would allow development of 1,485 housing units, 250 hotel rooms, 150,000 square feet (sf) of Retail, Dining, and Entertainment, and 50,000 sf of Office, Flex, Makerspace (collaborative workspace) and Light Industrial, as well as park/recreational areas (including approximately nine acres of public open space and 3.3 acres of private open space), roadways, parking and supporting infrastructure, on approximately 122.23 acres generally located south of the California State University, Monterey Bay campus; and

**WHEREAS**, the application also includes creation of the “Campus Town Zoning District” that would allow the Campus Town Specific Plan to regulate land use, development intensity and guide future development within the 122.23-acre Campus Town Specific Plan area, similar to other Specific Plans adopted and being implemented by the City of Seaside and rezoning the site to this district; and

**WHEREAS**, Vesting Tentative Map (City File VTM-01) would create up to 837 lots for future development and operation of the residential, commercial, entertainment and employment uses envisioned within 110.2 acres of the Campus Town Specific Plan; and

**WHEREAS**, Vesting Tentative Map VTM-01, including the associated conditions of approval, would provide for grading of the Project Site, allow for extension of utilities and services to support planned development, including but not limited to potable water, recycled water, sanitary sewer and storm drain system, provide for water quality improvements, allow for development of new streets to serve anticipated uses and reserve necessary easements; and

**WHEREAS**, a Development Agreement has been prepared to vest all land use approvals and entitlements granted by the City of Seaside to the applicants for a period of 20 years subject to other terms and conditions contained in the Development Agreement; and

**WHEREAS**, on February 12, 2020, at a duly noticed hearing, the Planning Commission held a public hearing on the Project and received presentations from staff, the Project consultants, and the applicant; asked questions and received answers and information; and heard and considered additional public testimony; and

**WHEREAS**, the Planning Commission of the City of Seaside reviewed and considered the Draft Environmental Impact Report.

**BE IT RESOLVED** that the Planning Commission finds that the above recitals and true and correct and incorporated herein by reference as if set forth in full; and

**BE IT FURTHER RESOLVED** that the Planning Commission recommends the City Council approve the Campus Town Specific Plan included as Attachments 4 and 5 to the

Planning Commission's February 12, 2020 Staff Report, and finds that it is consistent the Redevelopment Plan and the existing and proposed General Plan, as documented in Draft EIR and the General Plan consistency matrix included as Attachment 11 to the Planning Commission's February 12, 2020 Staff Report; and

**BE IT FURTHER RESOLVED** that the Planning Commission recommends the City Council approve the proposed General Plan amendments included as Attachment 7 to the Planning Commission's February 12, 2020 Staff Report, and finds that the amendments are internally consistent with the existing General Plan and finds that they are in the public interest and consistent with the Government Code, including AB 1358, the Complete Streets Act of 2008; and

**BE IT FURTHER RESOLVED** that the Planning Commission recommends the City Council approve the Campus Town Specific Plan Zoning District and rezoning for the Campus Town Specific Plan Project Area from the current CMX (Commercial Mixed Use), PI (Public Institutional) and M (Military) zoning districts to the "Campus Town Specific Plan" District and shown in Attachment 8 to the Planning Commission's February 12, 2020 Staff Report, and finds:

1. Potential uses for the Project Site allowed by the proposed Zone Amendment RZ-01 are compatible with the objectives, policies, general land uses, and programs specified and allowed in the existing and proposed General Plan, and the Campus Town Specific Plan.
2. Zone Amendment RZ-01, as proposed, would not be detrimental to the health, safety, welfare, and is in the public interest of the City.
3. Zone Amendment RZ-01 as proposed, is internally consistent and does not conflict with the purposes, regulations, and required findings of the Zoning Ordinance.
4. All elements, requirements, and conditions of Zone Amendment RZ-01 are a reasonable and appropriate manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit, or live in this development in particular.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that the City Council approve the Development Agreement for the Campus Town Project included as Attachment 6 to the Planning Commission's February 12, 2020 Staff Report, and finds that:

1. The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the existing and proposed General Plan and Campus Town Specific Plan;
2. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the zoning district where the site is located;
3. The Development Agreement is in conformity with public convenience, general welfare and good land use practice because it implements the goals and policies of Seaside existing and proposed General Plan;
4. The Development Agreement will not be detrimental to the health, safety and general

welfare; and

5. The Development Agreement will not adversely affect the orderly development of property or the preservation of property values.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that that the City Council approve proposed Vesting Tentative Map VTM-01 included as Attachment 9 to the Planning Commission's February 12, 2020 Staff Report, subject to Condition of Approval COA HAZ-1 and the Arborist Report Condition identified in the Staff Report, and finds that:

1. VTM-01 is consistent with Seaside's existing and proposed General Plan and the Campus Town Specific Plan as documented in Draft EIR the General Plan consistency matrix included as Attachment 11 to the Planning Commission's February 12, 2020 Staff Report ;
2. The design and improvement of VTM-01 are consistent with the Seaside General Plan and the Campus Town Specific Plan as documented in General Plan consistency matrix;
3. The site on which VTM-01 is located is physically suitable for the type of development proposed for the site since the site is generally flat, is not subject to flooding or other significant soil hazards, as documented in the Campus Town EIR;
4. The site on which VTM-01 is located is physically suitable for density of development proposed for the site, since the Campus Town Project is relatively flat and contains no significant hazards that would preclude development, as documented in the Campus Town EIR;
5. The design and improvements of VTM-01 will not result in substantial environmental damage or unavoidably damage fish or wildlife habitat, as demonstrated in the Campus Town EIR, with implementation of Mitigation Measures BIO-1(a) Special Status Plant Pre-Construction Survey, BIO-1(B) Special-Status Plant Species Avoidance, BIO-1(C) Restoration and Monitoring, BIO-1(D) Special-Status Wildlife Pre-Construction Surveys, BIO-1(E) Biological Resources Avoidance and Minimization, BIO-1(f) Pre-Construction Nesting Bird Surveys, BIO-1(g) Tree Habitat Protection Measures, BIO-1(h) Worker Environmental Awareness Program (WEAP);
6. The design and improvements of VTM-01 will not result in serious public health problems, as demonstrated in the Campus Town EIR;
7. Adequate facilities such as water and sewage treatment are available or will be available to serve the proposed subdivision, as set forth in the Campus Town Specific Plan and EIR;
8. The design of VTM-01 will not conflict with any easements acquired by the public at large for access through or use of the property within the proposed subdivision.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that that the City Council approve proposed Affordable Housing Agreement included as Attachment 10 to the Planning Commission's February 12, 2020 Staff Report, and finds that the purposes of Chapter 17.32 of the Seaside Municipal Code would be better served by implementation of the alternative

proposed by the Applicant in the Affordable Housing Plan, because:

1. The 225 units of on-site and off-site affordable housing to be developed under the Applicant's alternative plan provide an equivalent of 350 affordable units as defined by 17.32.020.A.2 of the Seaside Municipal Code, which provides that a very-low income restricted unit is treated as equivalent to two moderate restricted units and a low-income restricted unit is treated as equivalent to 1.5 moderate restricted units.
2. The Applicant's alternative plan's combination of on-site and off-site affordable units better avoids over-concentration of inclusionary units within a specific area than would have been the case if all the inclusionary units were located on-site, per the policy goals set forth in Section 17.32.060.B.1 of the Seaside Municipal Code.; and
3. The Applicant's alternative plan sets forth in greater detail and specificity the terms and conditions for producing, renting and/or selling the affordable units.

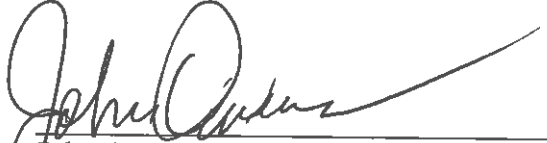
**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Seaside duly held on the 12<sup>th</sup>-day of February 2020, by the following vote:

AYES: Dodson, Evans, Huynh, La Mica, Owens, Spalletta

NOES: None

ABSENT: Silva

ABSTAIN: None



John Owens, Chairman

ATTEST:



Dominique Jones, Planning Commission Secretary