

SEASIDE CHARACTER GUIDELINES - A CONCEPT PROPOSED -

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Why A Character Guideline??

- People have come to OCNA and the Planning Commission upset about the number of large scale homes in Seaside.
- To ensure the neighborhood evolves in a compatible way, we need to create a guideline for City Planners to steer new development.
- We propose these be incorporated into the City's General Plan – a legal document that is being updated currently.

Why - Changes are Coming...

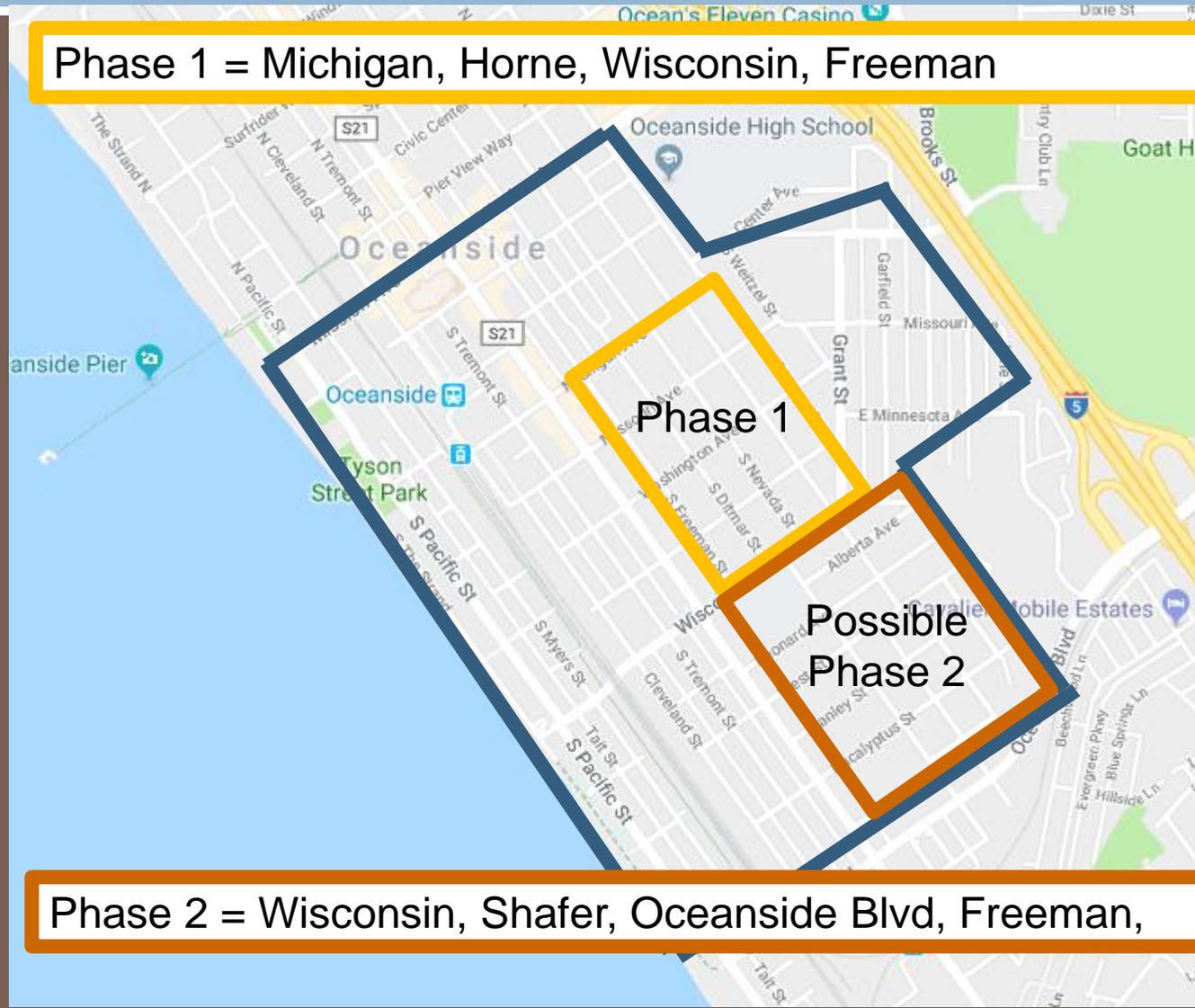
- The State has mandated that the City allow for Additional Dwelling Units (ADU's) aka granny flats to increase housing.
- To keep our charming unique neighborhood we can guide how ADU's are accommodated while still maintaining our charm.
- The Coast Hwy Plan completion is anticipated in 2019, the spill-over of redevelopment will affect the Seaside neighborhood.

Why – Try to Manage Change

- When this development occurs, land becomes expensive, little houses make way for bigger.
- We must create “edge conditions” to provide a transition from commercial to residential.
- The best way to maintain and preserve the value of our property is to preserve the character of our neighborhood.
- Right now our neighborhood has no protection.

Boundaries and Proposed Phase 1

Phase 1 = Michigan, Horne, Wisconsin, Freeman



Phase 1

Possible
Phase 2

Phase 2 = Wisconsin, Shafer, Oceanside Blvd, Freeman,

Proposed Character Standards

- ★ Some standards to consider:
 - ★ Scale
 - ★ Street Mass
 - ★ Roofs
 - ★ Building heights
 - ★ Street trees
 - ★ ADU's
 - ★ Floor area ratios (FAR's)

Proposed Character Example

Trees and Scale



Proposed Character Examples

Roof



Roof, Mass and Scale



Proposed Character Examples

ADU's set back from the street



Summary

- Not all issues will be solved, but lets try to mitigate 80% of typical concerns.
- Its a proactive opportunity to work with City Planners that could be incorporated into the General Plan.
- This is not about architecture style, historical preservation, or formation of a planning group.
- This is about maintaining the special character of Seaside neighborhood.

Next Steps

- ✿ We need 5 volunteers from the Phase 1 area.
- ✿ Over the next few months, we will be working on the content and scope, bringing information back to the members each month.
- ✿ Then sometime in 2019, we'll review with the Planning Commission, then the City Council.

Seaside Character Guidelines



QUESTIONS?

For more information or to volunteer please
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