



## **A G E N D A**

CITY OF SEASIDE  
CITY COUNCIL/SUCCESSOR  
AGENCY TO THE  
REDEVELOPMENT AGENCY

REGULAR MEETING  
440 HARCOURT AVE (COUNCIL CHAMBER)  
Thursday, March 5, 2026  
5:00 PM

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Virtual Participation Guide: <https://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>  
<https://www.youtube.com/c/CityofSeasideCalifornia> | <https://ci-seaside-ca-us.zoom.us/j/81936832059> |

**WEBINAR ID:** 819 3683 2059 | (669) 900-9128

### **1. CALL TO ORDER**

### **2. ROLL CALL – ESTABLISHMENT OF QUORUM**

Ian N. Oglesby	Mayor/Chair
David R. Pacheco	Mayor Pro Tem/Vice Chair
Alexis Garcia-Arrazola	Council/Agency Member
Rita Burks	Council/Agency Member
Alex Miller	Council/Agency Member

### **3. INVOCATION AND PLEDGE OF ALLEGIANCE**

### **4. REVIEW OF AGENDA**

*If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).*

### **5. PUBLIC COMMENT**

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Public Comments for "Presentations" on this agenda are also taken at this time; comments on specific agenda items are heard under that item. For the public record, please state your name.

### **6. PUBLIC AGENCY COMMUNICATIONS**

*This is a time specifically set aside for representatives of public agencies to make brief comments of general interest to the City Council and the community.*

#### **A. MONTEREY ONE WATER UPDATE ON CAPITAL PROJECTS, RATE STUDY AND UPCOMING PRIORITIES (EXECUTIVE OFFICER, PAUL SCIUTO)**

#### **B. SEASIDE HIGH SCHOOL QUARTERLY UPDATE (PRINCIPAL ANDREW AGUINIGA)**

#### **C. SEASIDE CITY NEWS BROADCAST AND COMMENTS FROM THE CITY MANAGER**

### **7. CONSENT AGENDA**

**A. APPROVE MINUTES FROM FEBRUARY 19, 2026, REGULAR MEETING**

**RECOMMENDATION:** Approve minutes.

**B. ACCEPT AND FILE THE FISCAL YEAR ENDING JUNE 30, 2025 ANNUAL COMPREHENSIVE FINANCIAL REPORT, THE GOVERNANCE LETTER AND THE GANN LIMIT REPORT FOR THE CITY OF SEASIDE**

**RECOMMENDATION:** Receive and accept the report.

**C. APPROVE A PROCLAMATION RECOGNIZING MARCH AS RED CROSS MONTH**

**RECOMMENDATION:** Approve proclamation.

**D. APPROVE A PROCLAMATION RECOGNIZING CESAR CHAVEZ DAY ON MARCH 31, 2026**

**RECOMMENDATION:** Approve proclamation.

**E. APPROVE A FEE WAIVER REQUEST FROM THE PARENTING CONNECTION OF MONTEREY COUNTY FOR THE USE OF THE SEASIDE ROOM FOR THEIR FAMILY EVENT "MEET YOUR VILLAGE" ON MARCH 29, 2026, IN THE AMOUNT OF \$108.00**

**RECOMMENDATION:** Approve the fee waiver.

**F. APPROVE A FEE WAIVER REQUEST FROM MONTEREY COUNTY BRANCH OF NAACP FOR THE USE OF SEASIDE COMMUNITY CENTER, ON MARCH 22, 2026, AND THE LAGUNA GRANDE HALL AT THE OLDEMEYER CENTER ON APRIL 19, 2026, FOR THEIR CULTURAL DIVERSITY FILM SHOWING AND DISCUSSION SESSIONS IN THE AMOUNT OF \$573.00**

**RECOMMENDATION:** Approve the fee waiver.

**G. APPROVE A MAYOR'S YOUTH FUND CONTRIBUTION REQUEST OF \$3,000.00 FROM KINDNESS ROCKS 831 TO ASSIST WITH THE COST ASSOCIATED WITH THEIR ANNUAL SPRING EGG HUNT ON MARCH 28, 2026**

**RECOMMENDATION:** Approve the request.

**H. APPROVE A MAYOR'S YOUTH FUND CONTRIBUTION REQUEST OF \$3,000.00 FROM BETHEL MISSIONARY BAPTIST CHURCH TO ASSIST WITH THE COST ASSOCIATED WITH THEIR YOUTH EDUCATION & ENRICHMENT PROGRAM**

**RECOMMENDATION:** Approve the request.

**I. ADOPT A RESOLUTION APPROVING A CONTRACT WITH GRANICUS, INC. FOR SMARTGOV PERMIT MANAGEMENT SOFTWARE, IN THE AMOUNT OF \$33,679.65, WITH A TERM EXPIRING NOVEMBER 30, 2026**

**RECOMMENDATION:** Approve contract.

**J. ADOPT A RESOLUTION ACCEPTING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT (APR) AND AUTHORIZING SUBMITTAL OF THE REPORT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION**

**RECOMMENDATION:** Accept the report.

**K. ADOPT A RESOLUTION ACCEPTING THE 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR) AND AUTHORIZING SUBMITTAL OF THE REPORT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION**

**RECOMMENDATION:** Accept the report.

**L. ADOPT A RESOLUTION APPROVING THE CITY OF SEASIDE 2026 LEGISLATIVE PLATFORM**

**RECOMMENDATION:** Approve 2026 Legislative Platform.

**8. BUSINESS ITEMS**

**A. REVIEW DESIGN OPTIONS FOR THE LINCOLN-CUNNINGHAM PARK PLAYGROUND EQUIPMENT (AGES 2-5)**

**RECOMMENDATION:** Provide direction on the preferred playground.

**B. REPORT ON COMMERCIAL PROPERTY VACANCY TAXES IN CALIFORNIA**

**RECOMMENDATION:** Receive report.

**9. COUNCIL MEMBER REQUESTS**

**A. NEW COUNCIL MEMBER REQUESTS**

**B. FOLLOW UP ON PREVIOUS REQUESTS**

**10. CITY ATTORNEY, CITY MANAGER, CITY COUNCIL AND MAYOR COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS**

*This is a time specifically set aside for members of the City Council, the City Manager and City Attorney to make brief comments of general interest to the community and report on committee assignments.*

**11. CLOSED SESSION**

*Pursuant to Government Code Section 54956 et seq., the City Council and Successor Agency to Redevelopment Agency may adjourn to a Closed Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City Attorney. Public comments on these items are taken after being read by the City Attorney. For the public record, please state your name.*

**A. CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE 54957.6**

Agency Negotiators: Greg McDanel, City Manager; Samantha Sahkrani, Human Resources Director/Risk Manager

Employee Organizations: Seaside Police Officers' Association, Seaside Firefighters' Association, Seaside Public Safety Managers' Association, Seaside City Employees Association, Seaside Managers Employee Association, Non-Represented Non-Exempt Confidential Employees, Non-Represented Exempt Confidential Employees, Executive Employees, Unclassified Exempt Employees, and Unclassified Non-Exempt Employees

**B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

Property: 956 Hilby Avenue, Seaside, CA 93955

Agency Negotiator: City Manager & City Attorney, et. al.

Negotiating Parties: Stepping Stone Outreach, Inc. and City of Seaside

Under Negotiation: Price, terms of payment, or both

**C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

Property: Commonly referred to as a portion of Main Gate at Divarty and First Avenue

Agency Negotiators: City Manager, City Attorney, et al.

Negotiating Parties: Fort Ord Hostel Society, LLC and the City of Seaside

Under Negotiation: Price, Terms or both

**D. CONFERENCE WITH LEGAL COUNSEL PURSUANT TO GOVERNMENT CODE 54956.9 (D)(2)**

Two matters of potential litigation

**12. ADJOURNMENT**

Next Regularly Scheduled Meeting:

MARCH 19, 2026

5:00 PM

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The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:

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Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Governor Newsom's Executive Orders N-29-20 and N-33-20.



## **DRAFT MINUTES**

CITY OF SEASIDE  
CITY COUNCIL/ SUCCESSOR  
AGENCY TO THE  
REDEVELOPMENT AGENCY

REGULAR MEETING  
440 HARCOURT AVE  
Thursday, February 19, 2026  
5:00 PM

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### **1. CALL TO ORDER**

Mayor/Chair Oglesby called the meeting to order at 5:00 p.m.

### **2. ROLL CALL – ESTABLISHMENT OF QUORUM**

PRESENT: Burks, Garcia-Arrazola, Miller, Oglesby, Pacheco  
ABSENT: None

### **3. INVOCATION AND PLEDGE OF ALLEGIANCE**

A moment of silence was held for invocation. The pledge was led by Council/Agency Member Miller.

### **4. REVIEW OF AGENDA**

No changes.

### **5. PUBLIC COMMENT**

Rick Hoyer, Regina Mason, Glen Woodson, Karla Lobo, Peter Kaiser

### **6. PUBLIC AGENCY COMMUNICATIONS**

#### **A. SEASIDE CITY NEWS BROADCAST AND COMMENTS FROM THE CITY MANAGER**

The following announcements were made:

- The City of Seaside is stepping up to the plate this spring with its Adult 18-and-over Baseball League. The season runs from March 8th through June 7th, giving local players the chance to compete, stay active, and enjoy some friendly competition on the diamond. Games will be held on Sundays at 9:00 a.m., 12:15 p.m., and 3:30 p.m., all taking place at Seaside High School. The player fee is 125 dollars for the season. Gather your teammates and register your team today. For more information, call 831-899-6821. Don't miss your chance to play ball in Seaside this spring.
- The Walter Lee Avery Gallery at Seaside City Hall is currently hosting a special Black History Month Exhibit, celebrating culture, creativity, and community. The exhibit, running through February 27th, features work by local artists, highlighting powerful stories and artistic expressions rooted in Black history and experience. The exhibit is free to the public and open Monday through Friday from 8 a.m. to 5 p.m. at Seaside City Hall. The exhibit is presented by the Avery Gallery and sponsored by the Seaside Art and History Commission.

- The City of Seaside is planning its next garbage and recycling contract — and community members are invited to help shape the future of local waste collection services. City leaders are asking residents to share their ideas on how services can be improved, what matters most to households, and what value they expect from their trash and recycling programs. Feedback gathered during these meetings will directly inform decisions that guide collection services for years to come. Residents can choose from three virtual community meetings: Tuesday, February 24th from 5:30 to 6:30 p.m. Wednesday, February 25th from noon to 1 p.m. And Thursday, February 26th from 5:30 to 6:30 p.m. The third meeting will be offered in both Spanish and English. Participants can join via Zoom using the meeting IDs listed on the City’s website and social media pages. Don’t miss this opportunity to make your voice heard and help shape the future of Seaside’s garbage and recycling services. For more information, visit the City of Seaside website.
- Do you know someone in the community who shines bright? Nominations for the Seaside Stars Awards open on March 1st! This is your chance to recognize outstanding individuals who make a difference in the City of Seaside. Whether it's a dedicated volunteer, an inspiring leader, or a community champion, we want to hear about them! Submitting a nomination is easy—just visit [bit.ly/seasidestars](http://bit.ly/seasidestars) and fill out the form. But don’t wait too long! The deadline for entries is March 31st. For more information or questions, call 831-899-6800.
- Join FOSPA on Saturday, February 21st at Beta Park, and on the 28th at Highland Otis Park, for a day of service and outdoor fun! For more information, including future workdays and locations, visit [Friends of Seaside Parks.org](http://Friends of Seaside Parks.org).
- Looking for affordable spay and neuter services for your pets? SNIP Mobile Spay and Neuter is coming to Seaside on February 24th, offering low-cost spay and neuter services for dogs and cats—just \$25 per pet. The clinic will be located at 1271 Canyon Del Rey Boulevard, in the empty lot next to Chili’s Restaurant. This clinic is for Seaside residents only, and appointments are required. To schedule, call or text 925-967-1001. Two vaccines—rabies and a booster—are included at no cost. Microchipping and sedatives are available for an additional fee. Sponsored by the City of Seaside, this clinic helps provide safe, affordable care for our community’s pets.
- The 2026 MPUSD Upcycled Prom Closet is here to make prom night unforgettable – with a perfect outfit at no cost. Hosted by the Monterey Peninsula Unified School District, students are invited to the Oldemeyer Center on March 7th from 11 AM – 2 PM, to browse a wide collection of FREE prom dresses, suits, and accessories. Fitting rooms will be available on site, making it easy to find the perfect look for your big night. This incredible event ensures every MPUSD student can shine at prom without breaking the bank. Spread the word, bring your friends, and make this prom season one to remember. For more information, call 831-645-1200.

The City Manager’s updates included:

- Public Works continues landscaping improvements around the north and west sides of City Hall. Expected to be completed within the next 3 weeks.

- City of Seaside executed a community partnership with Monterey Bay Football Club to promote local businesses, community engagement and regional branding. The partnership includes in stadium and digital marketing exposure for the city, a reoccurring seaside business of the month recognition, resident discount opportunities, coordinated signage to support visitor navigation and local commerce. A joint press release will be sent out.
- City of Seaside secured \$850,000 in federal funding for community project funding for the San Pablo pedestrian bridge replacement project and was included in the recently adopted federal appropriations bill.

**7. PRESENTATIONS**

**A. PRESENTATION FOR FIREFIGHTER OF THE YEAR AWARDS AND PROCLAMATIONS**

Division Chief Jason Black and Mayor Oglesby presented Firefighter Matthew Bryan with a proclamation and plaque recognizing his award as Firefighter of the Year.

**B. FEBRUARY 2026 HOUSE OF THE MONTH AWARD (NEIGHBORHOOD IMPROVEMENT COMMISSION)**

Neighborhood Improvement Commission Chair, Ray Riordan, presented the award to the homeowners of 1282 Elm Street.

**C. BROADWAY AVENUE COMPLETE STREET CORRIDOR IMPROVEMENTS PROJECT UPDATE (KIMLEY-HORN DESIGN CONSULTANT MOLLY TREMBLAY)**

The presentation reviewed the safe route to school plan and provided a recap of project goals, grant funding, and public outreach efforts, and the schedule of the project.

**D. FINANCIAL STATEMENT RESULTS (FINANCE DIRECTOR JESSICA RILEY)**

The presentation reviewed the annual audit results, provided an overview of the citywide financial highlights, general fund financial highlights, general fund balance detail, and other funds.

**8. CONSENT AGENDA**

**PUBLIC COMMENT:** None

*On motion by Council/Agency Member Garcia-Arrazola and second by Mayor Pro Tem/Vice Chair Pacheco and carried by the following vote, the City Council/Successor Agency moved to approve the consent agenda as presented.*

*RESULT: 5-0-0-0*

*AYES: Burks, Garcia-Arrazola, Miller, Oglesby, Pacheco*

NOES: None  
ABSTAIN: None  
ABSENT: None

**A. APPROVE MINUTES FROM FEBRUARY 5, 2026, REGULAR MEETING**

***ACTION: APPROVED***

**B. APPROVE AND FILE CITY CHECKS**

***ACTION: APPROVED***

**C. APPROVE AND FILE SUCCESSOR AGENCY CHECKS**

***ACTION: APPROVED***

**D. ACCEPT AND FILE THE CASH AND INVESTMENTS REPORT FOR THE CITY OF SEASIDE AND THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE FOR THE QUARTER ENDING DECEMBER 31, 2025**

***ACTION: ACCEPTED & FILED***

**E. APPROVE A PROCLAMATION RECOGNIZING MARCH 13, 2026, AS K9 VETERANS DAY**

***ACTION: APPROVED***

**F. APPROVE A PROCLAMATION RECOGNIZING MARCH AS WOMEN'S HISTORY MONTH**

***ACTION: APPROVED***

**G. APPROVE A PROCLAMATION RECOGNIZING MARCH AS IRISH AMERICAN HERITAGE MONTH**

***ACTION: APPROVED***

**H. APPROVE A PROCLAMATION RECOGNIZING MARCH AS DOMESTIC VIOLENCE AWARENESS MONTH**

***ACTION: APPROVED***

**I. APPROVE A FEE WAIVER REQUEST FROM KINDNESS ROCKS 831 TO USE LAGUNA GRANDE PARK TO HOLD THEIR ANNUAL SPRING EGG HUNT ON MARCH 28, 2026, IN THE AMOUNT OF \$463.00**

***ACTION: APPROVED***

**J. APPROVE A FEE WAIVER FROM THE HINDU TEMPLE OF MONTEREY PENINSULA FOR THE USE OF THE LAGUNA GRANDE HALL AND KITCHEN**

**FOR THEIR DIWALI CELEBRATION NIGHT EVENT ON OCTOBER 17, 2026, IN THE AMOUNT OF \$618.75**

***ACTION: APPROVED***

**K. APPROVE CO-SPONSORSHIP FOR THE ACTION COUNCIL - BUILDING HEALTHY COMMUNITIES JUNETEENTH JUBILEE CELEBRATION AT LAGUNA GRANDE PARK AND SEASIDE CITY HALL LAWN ON JUNE 13, 2026, IN THE AMOUNT OF \$3,127.00**

***ACTION: APPROVED***

**L. ADOPT A RESOLUTION FOR THE ACCEPTANCE OF GRANT FUNDS FOR THE RECREATIONAL TRAILS PROGRAM THROUGH THE STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION IN THE AMOUNT OF \$1,621,418.00 AND AUTHORIZE THE CITY MANAGER TO SIGN THE GRANT CONTRACT**

***ACTION: ADOPTED RESO #26-15***

**M. ADOPT A RESOLUTION AUTHORIZING THE CLOSURE OF CANYON DEL REY BOULEVARD FOR THREE CITY-SPONSORED EVENTS ON SATURDAY, JUNE 13, 2026 (JUNETEENTH JUBILEE), SATURDAY, JULY 4, 2026 (RED, WHITE & BLUES), AND SUNDAY, SEPTEMBER 27, 2026 (OAXACA BY THE SEA)**

***ACTION: ADOPTED RESO #26-16***

**N. ADOPT A RESOLUTION APPROVING AN AGREEMENT FOR PROFESSIONAL SERVICES RELATED TO THE BROADWAY AVENUE COMPLETE STREET CORRIDOR PROJECT WITH THE TRANSPORTATION AGENCY FOR MONTEREY COUNTY AND COUNTY OF MONTEREY HEALTH DEPARTMENT**

***ACTION: ADOPTED RESO #26-17***

**O. ADOPT A RESOLUTION APPROVING \$138,117.13 FOR THE PURCHASE OF STREET MAINTENANCE EQUIPMENT FROM QUINN COMPANY USING SOURCEWELL AND AUTHORIZING THE FINANCE DIRECTOR TO ADJUST THE BUDGET FOR THE STREETS DIVISION EQUIPMENT PURCHASE**

***ACTION: ADOPTED RESO #26-18***

**9. PUBLIC HEARING**

**A. ZONING ORDINANCE AMENDMENT ZOA-2026-001: AN AMENDMENT TO THE SEASIDE MUNICIPAL CODE TO MODIFY THE DEFINITION OF PUBLIC SAFETY FACILITY TO INCLUDE CONTRACTED PUBLIC SAFETY FACILITIES. THE PROPOSED ACTION IS NOT SUBJECT TO THE**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(b)(3) OF THE CEQA GUIDELINES (SECOND READING - ROLL CALL VOTE)**

Housing & Planning Manager, Andrew Myrick, provided a presentation reviewing the proposed ordinance that amends the definition of Public Safety Facilities within in the city's general plan as follows:

*Public Safety Facility. A facility operated by a public agency or another entity operating under contract with a public agency including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch facilities on the same site.*

**PUBLIC COMMENT:** Karla Lobo

*On motion by Mayor Pro Tem/Vice Chair Pacheco and second by Council/Agency Member Garcia-Arazola and carried by the following vote, the City Council/Successor Agency moved to adopt the zoning amendment (ZOA-2026-001).*

*RESULT: 5-0-0-0*

*AYES: Burks, Garcia-Arazola, Miller, Oglesby, Pacheco*

*NOES: None*

*ABSTAIN: None*

*ABSENT: None*

***ACTION: ADOPTED ORDINANCE #2040***

**10. BUSINESS ITEMS**

**A. ADOPT A RESOLUTION AUTHORIZING THE EXECUTION OF AN EXCLUSIVE NEGOTIATING AGREEMENT WITH KB BAKEWELL SEASIDE VENTURE II FOR THE DEVELOPMENT OF THE PROPERTY COMMONLY REFERRED TO AS MAIN GATE**

The City Manager provided a presentation that reviewed the purpose, process overview, purpose and scope of ENA, its limits and next steps if approved.

**PUBLIC COMMENT:** Hector Azpilcueta, Leanne Thomas, Daniel Alvarez, Alberto Lustster, Cathy Anderson, Renee Young, Catherine Crockett, Regina Mason, Frederica Jones, Don Hofer, Rev. Harold Lusk, Rev. Anthony Dunham, Pastor Ronald Britt, Mr. Glover, Miriam Smith, Darryl Choates, Annalisa Mitchell, Daja Robinson, Rosalyn Green, Daya Khunkhun, Lora James

*On motion by Council/Agency Member Garcia-Arazola and second by Mayor Pro Tem/Vice Chair Pacheco and carried by the following vote, the City Council/Agency*

*Member and carried by the following vote, the City Council/Successor Agency moved to authorize the ENA with KB Bakewell Seaside Venture II.*

*RESULT: 5-0-0-0*

*AYES: Burks, Garcia-Arrazola, Miller, Oglesby, Pacheco*

*NOES: None*

*ABSTAIN: None*

*ABSENT: None*

***ACTION: ADOPTED RESO #26-19***

**11. COUNCIL MEMBER REQUESTS**

**A. NEW COUNCIL MEMBER REQUESTS**

**B. FOLLOW UP ON PREVIOUS REQUESTS**

1. Discussion regarding 1281 Broadway Avenue (Miller)  
The Council did not agree to have a presentation from the County Board of Supervisors, but agreed to have the City Manager provide an update on the project in his reports at the next meeting.
2. Discussion regarding the process for a vacancy tax ballot measure (Garcia-Arrazola)  
The Council agreed to receive information about vacancy tax initiatives throughout California.

**PUBLIC COMMENT:** Felix Bachofner, Peter Kaiser, Karla Lobo

**12. CITY ATTORNEY, CITY MANAGER, CITY COUNCIL AND MAYOR COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS**

Reports provided.

**13. CLOSED SESSION**

The City Attorney read the closed session items and did not anticipate any reports.

**PUBLIC COMMENT:**

**A. CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE 54957.6**

Agency Negotiators: Greg McDanel, City Manager; Samantha Sahkrani, Human Resources Director/Risk Manager

Employee Organizations: Seaside Police Officers' Association, Seaside Firefighters' Association, Seaside Public Safety Managers' Association, Seaside City Employees Association, Seaside Managers Employee Association, Non-Represented Non-Exempt Confidential Employees, Non-Represented Exempt Confidential

Employees, Executive Employees, Unclassified Exempt Employees, and  
Unclassified Non-Exempt Employees

No report.

**B. CONFERENCE WITH LEGAL COUNSEL PURSUANT TO GOVERNMENT  
CODE 54956.9 (d)(2)**

Two matters of potential litigation

No report.

**14. ADJOURNMENT**

With no further business, the meeting adjourned at 8:03 p.m.

**Respectfully submitted,**

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**Dominique L. Davis, City Clerk**

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**Ian N. Oglesby, Mayor**



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 7.B.**

**TO:** City Council

**FROM:** Greg McDanel, City Manager

**BY:** Jessica Riley, Finance Director

**DATE:** March 5, 2026

**SUBJECT: ACCEPT AND FILE THE FISCAL YEAR ENDING JUNE 30, 2025  
ANNUAL COMPREHENSIVE FINANCIAL REPORT, THE  
GOVERNANCE LETTER AND THE GANN LIMIT REPORT FOR THE  
CITY OF SEASIDE**

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**RECOMMENDATION**

Receive and accept the report.

**BACKGROUND**

The City of Seaside Annual Comprehensive Financial Report for the year ending June 30, 2025 is complete and audited. The auditors have given the City a clean opinion on the financial statements.

A copy of the City's report is attached to this agenda item. Also attached are the Gann Limit Report and the Governance Letter.

The firm Maze and Associates, from Pleasant Hill, California performed the City's audit for the year ending June 30, 2025.

The City's Finance Director provided a brief presentation on the financial results presented in the Annual Comprehensive Financial Report during the regular council meeting on February 19, 2026.

**FISCAL IMPACT**

The cost of the annual audit is included in the annual budget.

**STRATEGIC PRIORITY**

Effective Accessible Governance

**ATTACHMENTS**

1. Seaside FY25-ACFR Signed
2. Seaside FY25-GANN Signed
3. Seaside FY25-RC Signed
4. Seaside FY25-MOIC Signed

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Reviewed for Submission to the City Council by:



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Greg McDanel, City Manager

March 5, 2026  
City Council Regular Meeting

**Item 7B**

ACCEPT AND FILE THE FISCAL YEAR ENDING JUNE 30, 2025  
ANNUAL COMPREHENSIVE FINANCIAL REPORT, THE  
GOVERNANCE LETTER AND THE GANN LIMIT REPORT FOR THE  
CITY OF SEASIDE

[Attachment 1 - FY25-ACFR Signed](#)

March 5, 2026  
City Council Regular Meeting

**Item 7B**

ACCEPT AND FILE THE FISCAL YEAR ENDING JUNE 30, 2025  
ANNUAL COMPREHENSIVE FINANCIAL REPORT, THE  
GOVERNANCE LETTER AND THE GANN LIMIT REPORT FOR THE  
CITY OF SEASIDE

[Attachment 2 - FY25-GANN Signed](#)

March 5, 2026  
City Council Regular Meeting

**Item 7B**

ACCEPT AND FILE THE FISCAL YEAR ENDING JUNE 30, 2025  
ANNUAL COMPREHENSIVE FINANCIAL REPORT, THE  
GOVERNANCE LETTER AND THE GANN LIMIT REPORT FOR THE  
CITY OF SEASIDE

[Attachment 3 - FY25-RC Signed](#)

March 5, 2026  
City Council Regular Meeting

**Item 7B**

ACCEPT AND FILE THE FISCAL YEAR ENDING JUNE 30, 2025  
ANNUAL COMPREHENSIVE FINANCIAL REPORT, THE  
GOVERNANCE LETTER AND THE GANN LIMIT REPORT FOR THE  
CITY OF SEASIDE

[Attachment 4 - FY25-MOIC Signed](#)



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 7.C.**

**TO:** City Council

**FROM:** Greg McDanel, City Manager

**BY:** Dominique Davis, City Clerk

**DATE:** March 5, 2026

**SUBJECT: APPROVE A PROCLAMATION RECOGNIZING MARCH AS RED  
CROSS MONTH**

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**RECOMMENDATION**

Approve proclamation.

**BACKGROUND**

The American Red Cross has served communities across the nation for more than 140 years, delivering disaster relief services, supporting members of the armed forces and their families, collecting and distributing lifesaving blood, and providing training in preparedness, health, and safety.

The City of Seaside has maintained a longstanding and productive partnership with the American Red Cross of the Central Coast. Over the years, the City has collaborated with the organization on multiple Disaster Relief Operations, hosted Blood Drives, and supported community trainings focused on emergency preparedness and public safety.

These efforts directly advance the City's commitment to protecting public health and safety, strengthening emergency readiness, and fostering a resilient community. The work of the American Red Cross aligns with the City's strategic priorities related to emergency preparedness, community engagement, and interagency collaboration.

Designating March 2026 as Red Cross Month formally acknowledges the organization's humanitarian impact and celebrates the volunteers and donors whose contributions make this work possible.

**FISCAL IMPACT**

None.

**STRATEGIC PRIORITY**

Effective Accessible Governance

**ATTACHMENTS**

1. Proclamation
- 

Reviewed for Submission to the City Council by:



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Greg McDanel, City Manager

# City of Seaside PROCLAMATION



## RED CROSS MONTH

March 2026

**WHEREAS**, for more than a century, the American Red Cross has provided compassionate care to those in need, responding to disasters, supporting military families, collecting lifesaving blood, and training communities in preparedness, health, and safety; and

**WHEREAS**, the American Red Cross of the Central Coast has been a valued and trusted partner to the City of Seaside, working collaboratively with City leadership, first responders, community organizations, and residents to strengthen local resilience; and

**WHEREAS**, through Disaster Relief Operations, Blood Drives, and preparedness trainings, the American Red Cross has helped ensure that Seaside residents are equipped with the knowledge, tools, and support necessary to respond to emergencies and safeguard public health; and

**WHEREAS**, the selfless volunteers, donors, and staff of the American Red Cross embody the highest ideals of humanitarian service, providing comfort in moments of crisis and hope in times of uncertainty; and

**WHEREAS**, the City of Seaside recognizes the importance of community partnerships that promote readiness, equity, and care for our most vulnerable residents;

**NOW, THEREFORE, BE IT PROCLAIMED** that the City Council of the City of Seaside hereby proclaims the month of March 2026 as "**RED CROSS MONTH**" in the City of Seaside, and encourages all residents to support the mission of the American Red Cross by volunteering their time, donating blood, learning lifesaving skills, and preparing their households for emergencies.

**NOW, THEREFORE, BE IT RESOLVED**, that I, The Honorable Ian N. Oglesby, Mayor of the City of Seaside, on behalf of the City Council, do hereby proclaim the month of March 2026 as Red Cross Month in the City of Seaside, and encourage all residents to join the City in honoring the American Red Cross and to actively participate in building a safer, more prepared, and more compassionate Seaside.

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Ian N. Oglesby, Mayor  
March 2026



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 7.D.**

**TO:** City Council

**FROM:** Greg McDanel, City Manager

**BY:** Dominique Davis, City Clerk

**DATE:** March 5, 2026

**SUBJECT: APPROVE A PROCLAMATION RECOGNIZING CESAR CHAVEZ  
DAY ON MARCH 31, 2026**

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**RECOMMENDATION**

Approve proclamation.

**BACKGROUND**

César Chávez was a nationally recognized labor leader and civil rights advocate who dedicated his life to improving working conditions and advancing social justice for farmworkers and underserved communities. As co-founder of the United Farm Workers, Chávez utilized nonviolent protest, organizing, and public awareness campaigns to address inequities in labor practices and to promote dignity and respect for workers.

The State of California observes March 31 as César Chávez Day, honoring his legacy and encouraging public service and community involvement. Recognizing this day at the local level affirms the City of Seaside's commitment to equity, civic engagement, and the celebration of leaders whose contributions have shaped a more just and inclusive society.

Approval of this Proclamation provides an opportunity for the City Council to formally acknowledge César Chávez's impact and encourage residents to reflect on the importance of service, advocacy, and collective responsibility in strengthening the community.

**FISCAL IMPACT**

None.

**STRATEGIC PRIORITY**

Diverse and Inclusive Community

**ATTACHMENTS**

1. Proclamation
- 

Reviewed for Submission to the City Council by:



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Greg McDanel, City Manager

# City of Seaside PROCLAMATION



## César Chávez Day March 31, 2026

*WHEREAS, César Chávez devoted his life to promoting social justice, civil rights, and dignity for farmworkers and working families across the United States; and*

*WHEREAS, as co-founder of the United Farm Workers, César Chávez championed nonviolent advocacy, grassroots organizing, and collective bargaining to improve wages, working conditions, and protections for agricultural workers; and*

*WHEREAS, through peaceful protest, fasting, and tireless community engagement, César Chávez elevated national awareness of labor inequities and inspired generations to pursue justice through service and civic participation; and*

*WHEREAS, César Chávez's legacy reflects the enduring values of perseverance, equity, inclusion, and respect for human dignity—principles that continue to strengthen diverse communities throughout California and the City of Seaside; and*

*WHEREAS, March 31, the birthday of César Chávez, is recognized throughout the State of California as a day of service and learning in honor of his life and contributions;*

*NOW, THEREFORE, BE IT PROCLAIMED that the City Council of the City of Seaside hereby recognizes March 31, 2026 as "**CÉSAR CHÁVEZ DAY**" in the City of Seaside, and encourages all residents to commemorate this day through acts of service, education, and community engagement that reflect César Chávez's enduring commitment to justice, equality, and opportunity for all.*

***NOW, THEREFORE, BE IT RESOLVED,** that I, The Honorable Ian N. Oglesby, Mayor of the City of Seaside, on behalf of the City Council, do hereby proclaim March 31, 2026, as "César Chávez Day" in the City of Seaside, and encourage all residents to join the City in honoring the American Red Cross and to actively participate in building a safer, more prepared, and more compassionate Seaside.*

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Ian N. Oglesby, Mayor  
March 2026



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 7.E.**

**TO:** City Council

**FROM:** Greg McDanel, City Manager

**BY:** Dan Meewis, Assistant City Manager  
Kee Hyon Higgins, Recreation Supervisor

**DATE:** March 5, 2026

**SUBJECT: APPROVE A FEE WAIVER REQUEST FROM THE PARENTING CONNECTION OF MONTEREY COUNTY FOR THE USE OF THE SEASIDE ROOM FOR THEIR FAMILY EVENT "MEET YOUR VILLAGE" ON MARCH 29, 2026, IN THE AMOUNT OF \$108.00**

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**RECOMMENDATION**

Approve the fee waiver.

**BACKGROUND**

The Parenting Connection of Monterey County is a 501(3)(c) non-profit organization, and they are requesting a fee waiver to help cover the costs associated with their family event "Meet Your Village" on Sunday, March 29, 2026, from 1:00 p.m. to 6:00 p.m. in the Seaside Room at the Oldemeyer Center. Their event is a casual, family-friendly meet-up to connect with doulas from Monterey County, and learn about Medi-Cal covered support, and find your village.

The Parenting Connection of Monterey County supports parents and caregivers in developing their ability to nurture young children who have a vision that families in Monterey County thrive because children are parented well. They value parent education that is delivered respectfully, is research-based, honors the whole parent and child, and is appropriate for each age and stage.

Staff recommends that the fees be waived for the rental cost of the facility and that the organization provide liability coverage. Per the fee waiver request policy, they will be serving more than 60 percent of participants that reside in Seaside. This is the first time

The Parenting Connection of Monterey County is requesting a fee waiver.

**FISCAL IMPACT**

The approximate fees which are applicable to this request are:

<u>Seaside Room (0-4 hours is \$54.00 for non-profit organizations. The event is 5 hours, which equals \$54.00 X 2)</u>	<u>\$108.00</u>
<b>TOTAL</b>	<b>\$108.00</b>

**STRATEGIC PRIORITY**

Diverse and Inclusive Community

**ATTACHMENTS**

1. Parenting Connection of Monterey County Fee Waiver Request 2026
2. 501(c)(3) Information - Parenting Connection of Monterey County
3. Parenting Connection of Monterey County - Insurance

Reviewed for Submission to the City Council by:



\_\_\_\_\_  
Greg McDanel, City Manager



# SEASIDE CALIFORNIA

## Fee Waiver Request Form

Parks and Recreation Division  
986 Hilby Avenue, Seaside CA 93955  
831-899-6800

### CONTACT INFORMATION:

Organization: The Parenting Connection of Monterey County  
Name of Applicant: Jaimee De Pompeo  
Address: 232 Monterey St Salinas, CA 93901 City: \_\_\_\_\_ State: \_\_\_\_\_  
Phone: 631-513-3661 Email: jaimee@parentingconnectionmc.org

### EVENT INFORMATION:

Event Title: Meet Your Village  
Event Description: Community event for expectant families to meet doulas  
Event Date: March 29, 2026 Room(s) Requested: Oldemeyer Center-Seaside Room  
Time (including set-up): 1 - 6 Approximate Number of Guests: 15

### ADDITIONAL INFORMATION:

Reason for Requesting Fee Waiver: We are a non-profit whose programs are free or low cost for the community

Have you received a Fee Waiver in the past?  Yes, the event was on \_\_\_\_\_  No

What is your organization's tax identification number? 41-2132550

What percentage of your members or participants resides in Seaside? 75%

Is your organization based in Seaside?  Yes  No

Is your organization able to provide liability insurance?  Yes  No

Will alcohol be served or sold at your event?  Yes  No

Applicant Signature: Jaimee De Pompeo

Date: 2/10/26

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**(For Office Use Only)**

Fee Waiver Request:  Approved  Denied  Appealed

Security Deposit Required?  Yes  No

Staff Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Notes: \_\_\_\_\_



## **POLICY REGARDING ROOM RENTAL FEES AND WAIVERS**

Fees may be waived for activities that benefit the majority of Seaside residents. Any new organizations requesting fee waivers are required to submit a letter of intent and complete the Fee Waiver Request form to the Recreation Services Department. The application will be submitted to the City Manager or his designee for review and approval. In the event that the fee waiver request is denied by the City Manager, the request can be appealed to the City Council. Applicants must demonstrate that the following criteria are satisfied:

1. At least 60% of the organization's membership must consist of Seaside residents. The organization must provide documentation verifying membership residency.
2. The organization must be a 501(C)3 non-profit or public benefit organization and provide taxpayer identification number.
3. The organization must provide an in-kind service/donation to benefit and augment the City of Seaside. A written statement must be submitted with the application outlining specific donations and/or services provided by the organization to the City of Seaside.

### **FEE WAIVERS FOR MEETING ROOMS**

1. Meetings are limited to four hours.
2. All organizations receiving fee waivers must give seven days notice of cancellation. If no notice is given of cancellation, the City reserves the right to deny further fee waiver requests.
3. Due to limited space, organizations may not request fee waivers for any more than one meeting room use per year; fee waivers are not intended to provide for ongoing weekly or monthly meeting use.
4. No faith based organizations may apply for fee waivers due to the separation of church and state.

### **AUDITORIUM RENTAL FEE WAIVER**

Organizations requesting the use of the Auditorium must:

1. Pay the non-refundable portion of the deposit per event.
2. An organization requesting use of the auditorium for a special event or meeting may receive no more than one fee waiver request within a 90-day period.
3. Provide special event liability insurance. The following is required:
  - a. Provide an "Occurrence Made" liability insurance policy, naming the city as additionally insured, with limits of \$1 million per occurrence and \$2 million aggregate. A copy of that policy must be provided to the Recreation Services Department.
  - OR
  - b. Purchase Special Event Liability insurance through the Recreation Services Department at the time of fee waiver request. This insurance covers not only the city, but also those renting the facility.
4. Fundraising activities of any nature do not qualify for fee waivers.
5. Special events may be required to provide security at renter's expense. A photocopy of the contract must be on file with the Recreation Services Department. The number of security guards required is determined by the nature of the event and the numbers in attendance.

**\*A City-sanctioned organization is defined as "any community based group or organization that in cooperation with the Recreation Services Department, provides an entertainment, recreation and/educational service benefiting the citizens of Seaside."**

**\*\*All deposits are placed in the maintenance and janitorial fund designated for the upkeep and repair of the Oldemeyer Center.**



# SEASIDE CALIFORNIA

## Facility Use Rental Request Form

Parks and Recreation Division  
986 Hilby Avenue, Seaside CA 93955  
831-899-6800

### CONTACT INFORMATION:

**ROOM:** Oldemeyer Center-Seaside Room

Organization: The Parenting Connection of Monterey County

Name of Applicant: Jaimee De Pompeo

Address: 232 Monterey St Salinas, CA 93901 City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: 631-513-3661 Email: \_\_\_\_\_

Day of Event Contact Name and Phone: Stephanie Alfaro 831-224-2130

Resident       Non-Resident

### EVENT INFORMATION:

Event Title: Meet Your Village

*\*Please attach invitation or flyer if available.*

Event Date: March 29, 2026 Approximate Number of Guests: 15

Reservation Time: 1pm - 6pm Event Time: 2 - 5

*\*Laguna Grande Hall & Soper: Security guard(s) must be present for entire event time. See next page.*

Special Instructions: \_\_\_\_\_

Request to use the City's:     Podium       Microphone       Projector Screen  
*\*Subject to availability      \*\*Projectors and other electronic equipment will not be provided*

	Yes	No		Yes	No
Is the event open to the public?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will refreshments be served?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will admission be charged?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will refreshments be sold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are you a non-profit organization?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will you be using the kitchen?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will there be music?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will alcohol be served?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will there be live music and/or DJ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will alcohol be sold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Name of band or DJ: _____			<i>*Alcohol is prohibited at youth oriented events</i>		

### APPLICANT WILL PROVIDE THE FOLLOWING ITEMS 30 DAYS PRIOR TO THE EVENT:

1. Full payment of all applicable fees
2. Copy of event security contract by licensed company (if applicable)
3. Proof of liability insurance
4. Copy of ABC license (if applicable)

**I have read and agree to all pages in the rental agreement forms**

Applicant Signature: Jaimee De Pompeo Date: 2/10/26

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**(For Office Use Only)**

Permit Fee: \_\_\_\_\_ Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**Note:** Original to Resource Management/Recreation Department



# SEASIDE CALIFORNIA

## Facility Use Rental Request Form

Parks and Recreation Division  
 986 Hilby Avenue, Seaside CA 93955  
 831-899-6800

### FACILITY SELECTION

**LAGUNA GRANDE HALL**

Capacity: Dining: 225 / Theatre: 300  
 Dimensions: 128' X 120'

	Resident	Non-Res
Hourly Rate	\$56.25	\$154.00
Deposit	\$655.00	\$819.00
(Refundable)	(\$556.75)	(\$696.15)
Alcohol Deposit	\$638.00	\$798.00
(Refundable)	(\$414.70)	(\$518.70)

Liability Insurance: \$85-\$217

Security Guards: required 1 per 50 guests

- I will be using Hall only
- I will be using Hall & Kitchen only
- I will be using Hall, Kitchen & Dance Studio

**BAYONET MEETING ROOM**

Capacity: Classroom: 30 / Theatre: 40  
 Dimensions: 24' X 20'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hr.	\$43.75 /hr.	\$61.00 /hr.
After 3 hrs.	\$20 /hr.	\$28.00 /hr.

**BLACKHORSE MEETING ROOM**

Capacity: Classroom: 40 / Theatre: 50  
 Dimensions: 28' X 26'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hrs.	\$43.75 /hr.	\$76.00 /hr.
After 3 hrs.	\$20 /hr.	\$33.00 /hr.

**DANCE STUDIO**

Capacity: Classroom: 35 / Theatre: 70  
 Dimensions: 26' X 24'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hr.	\$43.75 /hr.	\$94.00 / hr.
After 3 hrs.	\$20.00 /hr.	\$44.00 / hr.

**SEAHORSE CONFERENCE ROOM**

Capacity: 20 / Dimensions: 28' X 16'

	Resident	Non-Res
Rate 0-3 hrs.	\$43.75 /hr.	\$61.00 / hr.
After 3 hrs.	\$20 /hr.	\$28.00 /hr.

**SEASIDE MEETING ROOM**

Capacity: Classroom: 40 / Theatre: 60  
 Dimensions: 32' X 26'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hr.	\$43.75 /hr.	\$61.00 / hr.
After 3 hrs.	\$20 /hr.	\$28.00 / hr.

**SEASIDE COMMUNITY CENTER (SOPER)**

Capacity: Dining: 85 / Theatre: 100  
 Dimensions: 128' X 120'

	Resident	Non-Res
Hourly Rate	\$59.25	\$83.00
Deposit	\$348.00	\$436.00
(Refundable)	(\$295.80)	(\$370.60)
Alcohol Deposit	\$638.00	\$798.00
(Refundable)	(\$414.70)	(\$518.70)

Liability Insurance: \$85-\$217

Security Guards: required 1 per 50 guests

- I will be using the Large Room only
- I will be using the Kitchen only
- I will be using the Large Room & Kitchen

**YOUTH EDUCATION CENTER**

Two hour rentals: available Fridays and Saturdays  
 7:30-9:30 PM, and Sundays for any two hours  
 between 8 AM – 9 PM.

	Resident	Non-Res
Deposit	\$83	\$103.50
(Non Refundable)	(\$21)	(\$26)
0-25 Guests	\$172	\$215
26-50 Guests	\$187.00	\$234
51-75 Guests	\$205.00	\$257.00
Mini Golf	\$25	\$31
Extra 1/2 Hour	\$38	\$47.50

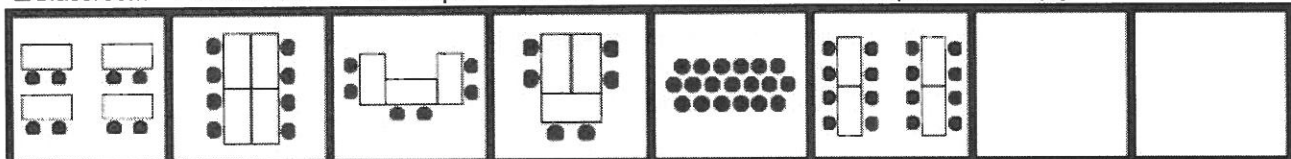
**Non-Profit Rate:** For Laguna Grande Hall, Seaside Community Center, and the Youth Education & Resource Center, non-profits may use the resident rate. For all other meeting rooms, non-profits may have up to 4 hours for \$37.00/\$47.00. Proof of 501(c)(3) required.

**Security Guards:** If required, security guards must be present for entire duration of event. Failure to comply or late security guards may result in deposit forfeited or event shut down completely.

### SEATING CONFIGURATION

Review and select a seating configuration below. If you would like a different layout, please sketch your preferred layout in the box marked "other" or on the back of this sheet.

- Classroom  Conference  U-Shaped  Pods  Theater  Banquet  Empty  Other





1. **OVERTIME:** Use of the facilities in excess of the time set forth above may result in overtime fee being charged.
2. **CANCELATION BY PERMITTEE:** Permittee must submit written notice of cancellation to the calendaring agent in order to be eligible for a refund. Refund requests made forty-five (45) days in advance will receive a full refund less a seven dollar (\$7) surcharge. Refund requests made thirty (30) - forty-five (45) days in advance will receive a full refund less the non-refundable portion of the security deposit. Refund requests made less than thirty (30) days in advance will receive a full refund less the entire security deposit.
3. **CANCELATION BY CITY:** This permit may be canceled without liability to the City under any of the following conditions: a) It is found to contain false or misleading information, (b) The Department finds that the proposed use will be detrimental to the public's health, (c) Any individual or group (members or guests) willfully or through negligence mistreats the equipment or violates any of the regulations, terms, and conditions established for use of the facilities, (d) Average attendance of scheduled activities falls below the standard established for each use area with the Center, (e) For failure to notify Center of cancellation of any date or dates covered by this permit, (f) Permittee defaults on or has not completed all conditions and requirements for use of facilities, (g) In case the Center or any part thereof shall be destroyed or damaged by fire or any other cause, or if other unforeseen occurrence, including strikes, labor disputes, war, or acts of military authorities shall render fulfillment of the permit difficult or impossible of performance, (h) The facility is needed by public necessity or emergency use, (i) Upon thirty (30) calendar days written notice to Permittee. Refund of rental fees shall be made where City cancels permit at least thirty (30) days prior to the date reserved, except when cancellation occurs under items (g) or (h) above.
4. **TRANSFERRING PERMIT:** Permit cannot be transferred, assigned, or sublet unless approved by the City in writing.
5. **ADVERTISING, SOLICITATION AND SALES:** No advertising or signs shall be exhibited and no sales made at the Center without the written permission of the City.
6. **COMPLETION OF REQUIREMENTS FOR USE OF FACILITIES:** Permittee must complete all requirements relating to use of the facilities within the time requirements specified.
7. **COMPLIANCE TO CONDITIONS OF USE:** The Permittee shall observe, obey, and comply with all applicable City, County, and Federal laws; and the policies, rules, regulations, terms, and conditions governing use of Center facilities. Permittee will forfeit all rents or other fees paid if evicted from premises for violation of it. Eviction shall not release Permittee from any obligations for the payment of the rents or other fees required to be paid under this permit for the term thereof.
8. **CONCESSION SALES:** Permittee will not engage in concession operations unless authorized in writing by Director/authorized staff.
9. **CONDUCT OF PERSONS:** Permittee shall be solely responsible for the orderly conduct of all persons using the premises by its invitation, either express or implied, during all times covered by the permit. The Department reserves the right to eject or cause to be ejected from the premises any person or persons objectionable due to unlawful conduct.
10. **DAMAGE TO FACILITY OR EQUIPMENT:** All property, equipment, and furnishings must be kept clean and undamaged, fair wear and tear accepted. Permittee causing damage or loss will be required to pay for same at current costs.
11. **EXITS:** At no time shall exits be covered or obstructed.
12. **FACILITIES CAPACITY:** Permittee shall not admit a larger number of persons than can be safely and freely moved about therein as determined by Building and Fire Codes.
13. **FLAMMABLE MATERIALS:** No flammable materials will be permitted to be used for decorations. All materials used for decorative purposes must be treated with flame proofing and be approved by the Fire Department.
14. **INDEMNITY:** Permittee shall indemnify and hold harmless by the City, its officers, employees, and agents, against any and all claims, demands, causes of action, personal injuries or death, damages whatsoever, directly or proximately resulting or caused by the use and occupation of the facilities described in the permit, whether such use is authorized or not or from act or omission of Permittee or any of its officers, agents, employees, guests, patrons, or invitees, and the Permittee shall, at its sole risk and expense, defend any and all suits, actions, or other legal proceedings which may be brought or instituted against City, its officers and employees, on any such claim, demand, or cause of action, and the Permittee shall pay any judgment or decree which may be rendered against the city, its officers, employees, and agents in any suit, action or other legal proceedings, and Permittee shall pay for any and all damages to the property of the City or of others, the loss or theft of such property, done or caused by Permittee, its officers, agents, employees, guests, patrons, and invitees.
15. **PAYMENT OF TAXES:** Payment of all Federal, and City taxes in connection with the event shall be the liability and responsibility of the Permittee.
16. **PERMITTEE RESPONSIBLE FOR CLEANLINESS OF FACILITY:** Facilities used by Permittee must be left in a clean and orderly condition. If additional maintenance is required, other than normal cleaning process, the Permittee will be charged for same.
17. **PERMITTEE RESPONSIBLE FOR PERMITS AND LICENSES:** The Permittee shall procure at his own expense all the required licenses and permits necessary for the intended use or activity covered by this permit.
18. **ALCOHOL:** No alcohol can be served to minors or at any youth-related event at the Oldemeyer Center or Seaside Community Center and can result in immediate closure of the event and loss of deposit. ALL alcohol is prohibited at ALL youth oriented events.
19. **SMOKING:** Smoking is prohibited within twenty (20) feet of entrances, exits and windows.
20. **USE OF RESERVED FACILITIES AND EQUIPMENT:** Permittee may use only those facilities and equipment specifically designated on this permit.
21. **CONSTRUCTION OF PERMIT:** In case of any doubts as to the interpretation of any provisions of this permit, the interpretation by the Recreation and Community Activities Director shall prevail. In addition, the Recreation and Community Activities Director shall have the sole power to decide and resolve matters not covered by this permit.
22. **SEVERABILITY:** If any part of this permit is for any reason held to be illegal, inapplicable, unenforceable, or unconstitutional, such decision shall not affect the validity of the remaining portions of the permit.
23. **SECURITY AND CLEANING DEPOSIT:** A deposit is required from any person or organization renting a room at the Center (according to current fees and charges). A portion of the deposit is non-refundable (according to current fees and charges) and the remaining deposit is refundable in whole or in part depending upon the condition of the room, walls, floors, carpets; whether



any breakage occurred or whether overtime was incurred beyond stated setup, cleanup or activity time. The City reserves the right to close down any party or activity that may in any way endanger the health or safety of any person or property. Any early closure of the facility may result in loss of deposits. Refundable deposits will be returned within thirty (30) days following the event date.

- 24. SUPPLIES: City staff is not authorized to provide supplies for your event.
- 25. SECURITY GUARDS: One guard per fifty participants is required for events that serve alcohol and/or have live/DJ music or dancing. The City reserves the right to require security for events.

**IMPORTANT THINGS TO NOTE**

- ✓ In order to secure a reservation, this form must be completed and submitted along with full payment to the Oldemeyer Center front desk.
- ✓ Reservations for the conference rooms must be made at least 7 days in advance and 30 days in advance for all other facilities.
- ✓ Please include a sketch of how you would like the room to be set up if it is different than the diagrams provided on this form. Our facility staff will do their best to prepare the room as shown in your diagram. Do not write "same as before."
- ✓ Food and beverage are allowed in certain rooms; please ask staff prior to providing refreshments.
- ✓ Do not move furniture from one room to another. If you have additional needs, please contact the facility staff.
- ✓ Please do not change rooms. If a different room is preferred and empty upon arrival, please check with the facility staff.
- ✓ Come prepared. Our staff is not authorized to provide supplies for your meeting.
- ✓ If you tape signs up regarding your meeting, please remove them upon your departure.
- ✓ Smoking is prohibited within 20 feet of entrances, exits and windows.
- ✓ In case of cancellation, please notify the Oldemeyer Center Front Office as soon as possible. Please see refund policy schedule below:
 

45 days in advance	Full refund, less a \$7 surcharge
30-45 days in advance	Full refund, less the non-refundable part of security deposit
Less than 30 days in advance	Full refund, less the entire security deposit
Less than 48 hours in advance	No refund
- ✓ \*If alcohol is found on the premises (including the parking lot, stage, kitchen, etc.) and your contract prohibits the consumption of alcohol, the City of Seaside has the right to cancel your event and deposits and fees will NOT be refunded.
- ✓ \*A one million dollar (two million aggregate) liability insurance policy is required. You can either purchase it through the city, or through another insurance company and provide us a copy of the policy naming the City of Seaside as co-insured.
- ✓ Use of our facilities requires you to provide licensed and bonded security guards. You must hire one guard per every fifty guests. A copy of the contract must be provided to the city at least 30 days prior to your event. Renters exceeding their stated attendance risk losing their deposit.

**Food Sales and Prohibited Goods & Materials:**

- ❖ All food providers within the city utilizing disposable food service ware shall use certified compostable products, or recyclable non-plastic products. This includes but is not limited to plates, napkins, straws, cups, bottles, lids, utensils, bowls, stirrers, beverage plugs, trays and hinged or lidded containers. Non-plastic single-use products shall be allowed only if they are currently accepted for composting or recycling by the designated waste hauler and the Monterey Regional Waste Management District.
- ❖ Applicants and vendors are prohibited: to use any PLASTIC water bottles, use Styrofoam/polystyrene packaging, and provide plastic straws unless requested by the customer self-identifying a need for a plastic straw.
- ❖ The use of balloons is prohibited at all City of Seaside parks and facilities.

**Initials:** \_\_\_\_\_

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **SEP 01 2004**

FRIENDS OF PARENTS' PLACE  
C/O GARY HARALDSEN  
311 BONITA DRIVE PO BOX 972  
APTOS, CA 95001-0972

Employer Identification Number:  
41-2132550  
DLN:  
17053120020044  
Contact Person:  
SHEILA M ROBINSON ID# 31220  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
June 30  
Public Charity Status:  
170(b)(1)(A)(vi)  
Form 990 Required:  
Yes  
Effective Date of Exemption:  
May 18, 1973  
Contribution Deductibility:  
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

If you distribute funds to other organizations, your records must show whether they are exempt under section 501(c)(3). In cases where the recipient organization is not exempt under section 501(c)(3), you must have evidence the funds will be used for section 501(c)(3) purposes.

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Letter 947 (DO/CG)



STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
PO BOX 1286  
RANCHO CORDOVA CA 95741-1286

In reply refer to  
755:G :ENR

May 25, 2004

FRIENDS OF PARENTS' PLACE  
PO BX 6628  
CARMEL CA 93921

Purpose : EDUCATIONAL  
Code Section : 23701d  
Form of Organization : Corporation  
Accounting Period Ending: June 30  
Organization Number : 0681111

This letter confirms your previous exemption from state franchise and income tax under Section 23701d, Revenue and Taxation Code. In confirming your exempt status, we have made no examination of your current activities. If the organization has changed its operation, character, or purpose since exemption was originally granted, that change must be reported immediately to this office.

You may be required to file Form 199 (Exempt Organization Annual Information Return) on or before the 15th day of the 5th month (4 1/2 months) after the close of your accounting period. See annual instructions with forms for requirements.

You are not required to file state franchise or income tax returns unless you have income subject to the unrelated business income tax under Section 23731 of the Code. In this event, you are required to file Form 109 (EXempt Organization Business Income Tax Return) by the 15th day of the 5th month (4 1/2 months) after the close of your annual accounting period.

OGDEN UT 84201-0046

In reply refer to: 0423273969  
Feb. 09, 2015 LTR 252C 0  
41-2132550 000000 00  
00005804  
BODC: TE

THE PARENTING CONNECTION OF  
MINTEREY COUNTY  
% GARY HARALDSEN  
PO BOX 1052  
MARINA CA 93933



029565

Taxpayer Identification Number: 41-2132550  
Form: 8822-B

Dear Taxpayer:

Thank you for your Form 8822-B.

We have changed the name on your account as requested. The number shown above is valid for use on all tax documents.

If you need forms, schedules, or publications, you may get them by visiting the IRS website at [www.irs.gov](http://www.irs.gov) or by calling toll-free at 1-800-TAX-FORM (1-800-829-3676).

If you have any questions, please call us toll free at 1-877-829-5500.

If you prefer, you may write to us at the address shown at the top of the first page of this letter.

Whenever you write, please include this letter and, in the spaces below, give us your telephone number with the hours we can reach you. Also, you may want to keep a copy of this letter for your records.

Telephone Number ( ) \_\_\_\_\_ Hours \_\_\_\_\_

Sincerely yours,



Sheila Bronson  
Dept. Manager, Code & Edit/Entity 3

Enclosure(s):  
Copy of this letter

OGDEN UT 84201-0046

In reply refer to: 0423273969  
Feb. 09, 2015 LTR 252C 0  
41-2132550 000000 00  
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Whenever you write, please include this letter and, in the spaces below, give us your telephone number with the hours we can reach you. Also, you may want to keep a copy of this letter for your records.

Telephone Number ( ) \_\_\_\_\_ Hours \_\_\_\_\_

Sincerely yours,

Sheila Bronson  
Dept. Manager, Code & Edit/Entity 3

Enclosure(s):  
Copy of this letter



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/11/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> HUB International Insurance Services Inc. 401 Fremont Street, Suite 100 Monterey CA 93940	<b>CONTACT NAME:</b> Jessica Mendoza <b>PHONE (A/C. No. Ext):</b> 831-642-4012 <b>E-MAIL ADDRESS:</b> Jessica.Mendoza@hubinternational.com	<b>FAX (A/C. No):</b> 831-920-0106
	<b>INSURER(S) AFFORDING COVERAGE</b>	
License#: 0757776 PARECON-01	<b>INSURER A:</b> Nonprofits' Insurance Alliance of California, Inc	1184
<b>INSURED</b> Parenting Connection of Monterey County P.O. Box 1052 Marina CA 93933	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES**

CERTIFICATE NUMBER: 879196688

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		01-CP-0033852-01-13	7/25/2025	7/25/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 20,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			01-CP-0033852-01-13	7/25/2025	7/25/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> DED <input type="checkbox"/> RETENTION \$			01-UB-0033852-01-00	9/18/2025	7/25/2026	EACH OCCURRENCE	\$ 2,000,000
							AGGREGATE	\$ 2,000,000
								\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Social Service Professional			01-CP-0033852-01-13	7/25/2025	7/25/2026	Each Event Limit	\$1,000,000
							Aggregate Limit	\$3,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

The City of Seaside, it's officers and employees are included as Additional Insureds under the General Liability policy per attached forms #CG 20 10 12 19 & #CG 20 37 12 19 when required by a written contract.

Event: Meet Your Village  
 Event Date: March 29, 2026  
 Location: Seaside Room at the Oldmeyer Center

**CERTIFICATE HOLDER****CANCELLATION**

City of Seaside  
 440 Harcourt Ave.  
 Seaside CA 93955

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

**SCHEDULE**

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Any person or organization that you are required to add as an additional insured on this policy, under a written contract or agreement currently in effect, or becoming effective during the term of this policy. The additional insured status will not be afforded with respect to liability arising out of or related to your activities as a real estate manager for that person or organization.	All insured premises and operations under written contract
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B.** With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
  2. Available under the applicable limits of insurance;
- whichever is less.

This endorsement shall not increase the applicable limits of insurance.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Any person or organization that you are required to add as an additional insured on this policy, under a written contract or agreement currently in effect, or becoming effective during the term of this policy. The additional insured status will not be afforded with respect to liability arising out of or related to your activities as a real estate manager for that person or organization	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;  
whichever is less.

This endorsement shall not increase the applicable limits of insurance.



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 7.F.**

**TO:** City Council

**FROM:** Greg McDanel, City Manager

**BY:** Dan Meewis, Assistant City Manager  
Kee Hyon Higgins, Recreation Supervisor

**DATE:** March 5, 2026

**SUBJECT: APPROVE A FEE WAIVER REQUEST FROM MONTEREY COUNTY  
BRANCH OF NAACP FOR THE USE OF SEASIDE COMMUNITY  
CENTER, ON MARCH 22, 2026, AND THE LAGUNA GRANDE  
HALL AT THE OLDEMEYER CENTER ON APRIL 19, 2026, FOR  
THEIR CULTURAL DIVERSITY FILM SHOWING AND  
DISCUSSION SESSIONS IN THE AMOUNT OF \$573.00**

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**RECOMMENDATION**

Approve the fee waiver.

**BACKGROUND**

The Monterey Peninsula NAACP is a non-profit organization, and they are requesting a fee waiver to help cover the cost associated with their cultural diversity film showing and discussion sessions. The first session is on Sunday, March 22, 2026, from 2:00 p.m. to 6:00 p.m. at Seaside Community Center. The second session is on Sunday, April 19, 2026, from 2:00 p.m. to 6:00 p.m. in the Laguna Grande Hall at the Oldemeyer Center. The film showing and discussion will be about the coalition between the African American and Jewish communities.

Staff recommends that the fees be waived for the rental cost of the facilities and that the organization provide liability coverage and pay only the non-refundable portion of the deposits totaling \$150.45, which goes into the building maintenance fund.

The Monterey Peninsula NAACP has submitted Fee Waiver requests, and they have been approved since 2017.

**FISCAL IMPACT**

The approximate fees which are applicable to this request are:

Soper Community Center Large Room Fee	4 Hours	\$348.00
Deposit Non-Refundable Portion (Soper Community Center)		\$ 52.20
Laguna Grande Hall Fee	4 Hours @ \$56.25	\$ 225.00
<u>Deposit Non-Refundable Portion (Laguna Grande Hall)</u>		<u>\$ 98.25</u>
<b>TOTAL</b>		<b>\$723.45</b>

Should the City Council approve the request with the staff recommendation to waive all rental fees but require payment for the insurance and the non-refundable deposit only, the fiscal impact is \$573.00.

**STRATEGIC PRIORITY**

Diverse and Inclusive Community

**ATTACHMENTS**

1. NAACP - Film Showing & Discussion Fee Wavier Request 2026
2. NAACP 501(c)(3) lookup information

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Reviewed for Submission to the City Council by:



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Greg McDanel, City Manager

Please read policy on back first



# SEASIDE CALIFORNIA

## Fee Waiver Request Form

Parks and Recreation Division  
986 Hilby Avenue, Seaside CA 93955  
831-899-6800

### CONTACT INFORMATION:

Organization: MCB NAACP  
Name of Applicant: Lyndon Turner  
Address: P.O. Box 782 City: Seaside State: CA  
Phone: 831-275-5614 Email: lyntar2119@gmail.com

### EVENT INFORMATION:

Event Title: Cultural Diversity  
Event Description: Film Showing & Discussion  
Event Date: March 2, 2026 & April 19, 2026 Room(s) Requested: Sopher / Laguna Grande Hall  
Time (including set-up): 2:00 PM - 7:00 PM Approximate Number of Guests: 60

### ADDITIONAL INFORMATION:

Reason for Requesting Fee Waiver: Non Profit in Collaboration with the City of Seaside

Have you received a Fee Waiver in the past?  Yes, the event was on NAACP  No

What is your organization's tax identification number? 94-6172829

What percentage of your members or participants resides in Seaside? 60%

Is your organization based in Seaside?  Yes  No

Is your organization able to provide liability insurance?  Yes  No

Will alcohol be served or sold at your event?  Yes  No

Applicant Signature: [Signature]

Date: Feb 19, 2026

### (For Office Use Only)

Fee Waiver Request:  Approved  Denied  Appealed

Security Deposit Required?  Yes  No

Staff Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Notes: \_\_\_\_\_



# SEASIDE CALIFORNIA

## Fee Waiver Request Form

Parks and Recreation Division  
986 Hilby Avenue, Seaside CA 93955  
831-899-6800

### POLICY REGARDING ROOM RENTAL FEES AND WAIVERS

Fees may be waived for activities that benefit the majority of Seaside residents. Any new organizations requesting fee waivers are required to submit a letter of intent and complete the Fee Waiver Request form to the Recreation Services Department. The application will be submitted to the City Manager or his designee for review and approval. In the event that the fee waiver request is denied by the City Manager, the request can be appealed to the City Council. Applicants must demonstrate that the following criteria are satisfied:

1. At least 60% of the organization's membership must consist of Seaside residents. The organization must provide documentation verifying membership residency.
2. The organization must be a 501(C)3 non-profit or public benefit organization and provide taxpayer identification number.
3. The organization must provide an in-kind service/donation to benefit and augment the City of Seaside. A written statement must be submitted with the application outlining specific donations and/or services provided by the organization to the City of Seaside.

### FEE WAIVERS FOR MEETING ROOMS

1. Meetings are limited to four hours.
2. All organizations receiving fee waivers must give seven days notice of cancellation. If no notice is given of cancellation, the City reserves the right to deny further fee waiver requests.
3. Due to limited space, organizations may not request fee waivers for any more than one meeting room use per year; fee waivers are not intended to provide for ongoing weekly or monthly meeting use.
4. No faith based organizations may apply for fee waivers due to the separation of church and state.

### AUDITORIUM RENTAL FEE WAIVER

Organizations requesting the use of the Auditorium must:

1. Pay the non-refundable portion of the deposit per event.
2. An organization requesting use of the auditorium for a special event or meeting may receive no more than one fee waiver request within a 90-day period.
3. Provide special event liability insurance. The following is required:
  - a. Provide an "Occurrence Made" liability insurance policy, naming the city as additionally insured, with limits of \$1 million per occurrence and \$2 million aggregate. A copy of that policy must be provided to the Recreation Services Department.

OR

  - b. Purchase Special Event Liability insurance through the Recreation Services Department at the time of fee waiver request. This insurance covers not only the city, but also those renting the facility.
4. Fundraising activities of any nature do not qualify for fee waivers.
5. Special events may be required to provide security at renter's expense. A photocopy of the contract must be on file with the Recreation Services Department. The number of security guards required is determined by the nature of the event and the numbers in attendance.

**\*A City-sanctioned organization is defined as "any community based group or organization that in cooperation with the Recreation Services Department, provides an entertainment, recreation and/educational service benefiting the citizens of Seaside."**

**\*\*All deposits are placed in the maintenance and janitorial fund designated for the upkeep and repair of the Oldemeyer Center.**



# SEASIDE CALIFORNIA

## Facility Use Rental Request Form

Parks and Recreation Division  
986 Hilby Avenue, Seaside CA 93955  
831-899-6800

### CONTACT INFORMATION

ROOM: Sopher

Organization: NAAEP

Name of Applicant: Lyndon Tarrar

Address: P.O. Box 782 City: Seaside Zip: 93955

Phone: 831 275-5614 Email: lyntar7119@gmail.com

Day of Event Contact Name and Phone: u

Resident  Non-Resident

### EVENT INFORMATION (Note: **BALLOONS ARE NOT ALLOWED**)

Event Title: Cultural Diversity Film Showing & Discussion

*\*Please attach invitation or flyer if available.*

Event Date: March 23, 2026 Approximate Number of Guests: 60

Reservation Time (including set-up): 2:00 PM - 7:00 PM Event Time: 4:00 PM - 6:00 PM

*\*Laguna Grande Hall & Soper: Security guard(s) must be present for entire event time. See page 4.*

Special Instructions: \_\_\_\_\_

Request to use the City's:  Podium  Microphone  Projector Screen  
*\*Subject to availability \*\*Projectors and other electronic equipment will not be provided*

	Yes	No		Yes	No
Is the event open to the public?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will refreshments be served?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will admission be charged?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will refreshments be sold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are you a non-profit organization?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will you be using the kitchen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will there be music?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will alcohol be served?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will there be live music and/or DJ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will alcohol be sold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Name of band or DJ: _____			<i>*Alcohol is prohibited at youth oriented events</i>		

#### APPLICANT WILL PROVIDE THE FOLLOWING ITEMS 30 DAYS PRIOR TO THE EVENT:

1. Full payment of all applicable fees
2. Copy of event security contract by licensed company (if applicable)
3. Proof of liability insurance
4. Copy of ABC license (if applicable)

I have read and agree to all pages in the rental agreement forms.

Applicant Signature: [Signature]

Date: FEB 19, 2026

(For Office Use Only)

Permit Fee: \_\_\_\_\_ Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Note: Original to Parks & Recreation Department  
Updated 10/24



# SEASIDE CALIFORNIA

## Facility Use Rental Request Form

Parks and Recreation Division  
986 Hilby Avenue, Seaside CA 93955  
831-899-6800

### FACILITY SELECTION

**LAGUNA GRANDE HALL**

Capacity: Dining: 225 / Theatre: 300  
Dimensions: 128' X 120'

	Resident	Non-Res
Hourly Rate	\$56.25	\$166.00
Deposit	\$655.00	\$882.00
(Refundable)	(\$556.75)	(\$749.70)
Alcohol Deposit	\$638.00	\$860.00
(Refundable)	(\$414.70)	(\$559.00)

Liability Insurance: \$87 - \$222 (2024)

Alcohol Premium: \$65.00 (2024)

Security Guards: required 1 per 50 guests

- I will be using Hall only
- I will be using Hall & Kitchen only
- I will be using Hall, Kitchen & Dance Studio

**BAYONET MEETING ROOM**

Capacity: Classroom: 30 / Theatre: 40  
Dimensions: 24' X 20'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hr.	\$43.75 /hr.	\$61.00 /hr.
After 3 hrs.	\$20 /hr.	\$28.00 /hr.

**BLACKHORSE MEETING ROOM**

Capacity: Classroom: 40 / Theatre: 50  
Dimensions: 28' X 26'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hrs.	\$43.75 /hr.	\$76.00 /hr.
After 3 hrs.	\$20 /hr.	\$33.00 /hr.

**DANCE STUDIO**

Capacity: Classroom: 35 / Theatre: 70  
Dimensions: 26' X 24'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hr.	\$43.75 /hr.	\$94.00 / hr.
After 3 hrs.	\$20.00 /hr.	\$44.00 / hr.

**SEAHORSE CONFERENCE ROOM**

Capacity: 20 / Dimensions: 28' X 16'

	Resident	Non-Res
Rate 0-3 hrs.	\$43.75 /hr.	\$61.00 / hr.
After 3 hrs.	\$20 /hr.	\$28.00 /hr.

**SEASIDE MEETING ROOM**

Capacity: Classroom: 40 / Theatre: 60  
Dimensions: 32' X 26'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hr.	\$43.75 /hr.	\$61.00 / hr.
After 3 hrs.	\$20 /hr.	\$28.00 / hr.

**SEASIDE COMMUNITY CENTER (SOPER)**

Capacity: Dining: 85 / Theatre: 100  
Dimensions: 128' X 120'

	Resident	Non-Res
Hourly Rate	\$59.25	\$89.00
Deposit	\$348.00	\$470.00
(Refundable)	(\$295.80)	(\$399.50)
Alcohol Deposit	\$638.00	\$860.00
(Refundable)	(\$414.70)	(\$559.00)

Liability Insurance: \$87 - \$222 (2024)

Alcohol Premium: \$65.00 (2024)

Security Guards: required 1 per 50 guests

- I will be using the Large Room only
- I will be using the Kitchen only
- I will be using the Large Room & Kitchen

**YOUTH EDUCATION CENTER**

Two hour rentals: available Fridays and Saturdays 7:30-9:30 PM, and Sundays for any two hours between 8 AM - 9 PM.

	Resident	Non-Res
Deposit	\$83	\$103.50
(Non Refundable)	(\$21)	(\$26)
0-25 Guests	\$172	\$215
26-50 Guests	\$187.00	\$234
51-75 Guests	\$205.00	\$257.00
Mini Golf	\$25	\$31
Extra 1/2 Hour	\$38	\$47.50

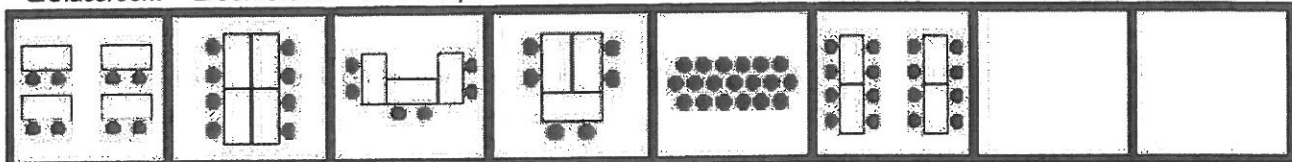
*Non-Profit Rate: For Laguna Grande Hall, Seaside Community Center, and the Youth Education & Resource Center, non-profits may use the resident rate. For all other meeting rooms, non-profits may have up to 4 hours for \$37.00/\$47.00. Proof of 501(c)(3) required.*

*Security Guards: If required, security guards must be present for entire duration of event. Failure to comply or late security guards may result in deposit forfeited or event shut down completely.*

### SEATING CONFIGURATION

Review and select a seating configuration below. If you would like a different layout, please sketch your preferred layout in the box marked "other" or on the back of this sheet.

- Classroom  Conference  U-Shaped  Pods  Theater  Banquet  Empty  Other





# SEASIDE CALIFORNIA

## Facility Use Rental Request Form

Parks and Recreation Division  
986 Hilby Avenue, Seaside CA 93955  
831-899-6800

### CONTACT INFORMATION

ROOM: Laguna Room

Organization: NAACP

Name of Applicant: Lyndon Tarrar

Address: P.O. Box 282 City: Seaside Zip: 93955

Phone: 831 275-5614 Email: lynton2119@gmail.com

Day of Event Contact Name and Phone: Lyndon Tarrar

Resident  Non-Resident

### EVENT INFORMATION (Note: **BALLOONS ARE NOT ALLOWED**)

Event Title: Cultural diverse film/discussion event

*\*Please attach invitation or flyer if available.*

Event Date: April 19, 2026 Approximate Number of Guests: 60

Reservation Time (including set-up): 2:00 pm - 4:30 pm Event Time: 4:00 pm - 6:00 pm

*\*Laguna Grande Hall & Soper: Security guard(s) must be present for entire event time. See page 4.*

Special Instructions: Film Showing

Request to use the City's:  Podium  Microphone  Projector Screen  
*\*Subject to availability \*\*Projectors and other electronic equipment will not be provided*

	Yes	No		Yes	No
Is the event open to the public?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will refreshments be served?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will admission be charged?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will refreshments be sold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are you a non-profit organization?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will you be using the kitchen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will there be music?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will alcohol be served?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will there be live music and/or DJ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will alcohol be sold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Name of band or DJ: _____			<i>*Alcohol is prohibited at youth oriented events</i>		

#### APPLICANT WILL PROVIDE THE FOLLOWING ITEMS 30 DAYS PRIOR TO THE EVENT:

1. Full payment of all applicable fees
2. Copy of event security contract by licensed company (if applicable)
3. Proof of liability insurance
4. Copy of ABC license (if applicable)

I have read and agree to all pages in the rental agreement forms.

Applicant Signature: [Signature]

Date: Feb 19, 2026

(For Office Use Only)

Permit Fee: \_\_\_\_\_ Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Note: Original to Parks & Recreation Department  
Updated 10/24



# SEASIDE CALIFORNIA

## Facility Use Rental Request Form

Parks and Recreation Division  
986 Hilby Avenue, Seaside CA 93955  
831-899-6800

### FACILITY SELECTION

**LAGUNA GRANDE HALL**

Capacity: Dining: 225 / Theatre: 300  
Dimensions: 128' X 120'

	Resident	Non-Res
Hourly Rate	\$56.25	\$166.00
Deposit	\$655.00	\$882.00
(Refundable)	(\$556.75)	(\$749.70)
Alcohol Deposit	\$638.00	\$860.00
(Refundable)	(\$414.70)	(\$559.00)

Liability Insurance: \$87 - \$222 (2024)

Alcohol Premium: \$65.00 (2024)

Security Guards: required 1 per 50 guests

- I will be using Hall only
- I will be using Hall & Kitchen only
- I will be using Hall, Kitchen & Dance Studio

**BAYONET MEETING ROOM**

Capacity: Classroom: 30 / Theatre: 40  
Dimensions: 24' X 20'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hr.	\$43.75 /hr.	\$61.00 /hr.
After 3 hrs.	\$20 /hr.	\$28.00 /hr.

**BLACKHORSE MEETING ROOM**

Capacity: Classroom: 40 / Theatre: 50  
Dimensions: 28' X 26'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hrs.	\$43.75 /hr.	\$76.00 /hr.
After 3 hrs.	\$20 /hr.	\$33.00 /hr.

**DANCE STUDIO**

Capacity: Classroom: 35 / Theatre: 70  
Dimensions: 26' X 24'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hr.	\$43.75 /hr.	\$94.00 / hr.
After 3 hrs.	\$20.00 /hr.	\$44.00 / hr.

**SEAHORSE CONFERENCE ROOM**

Capacity: 20 / Dimensions: 28' X 16'

	Resident	Non-Res
Rate 0-3 hrs.	\$43.75 /hr.	\$61.00 / hr.
After 3 hrs.	\$20 /hr.	\$28.00 /hr.

**SEASIDE MEETING ROOM**

Capacity: Classroom: 40 / Theatre: 60  
Dimensions: 32' X 26'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hr.	\$43.75 /hr.	\$61.00 / hr.
After 3 hrs.	\$20 /hr.	\$28.00 / hr.

**SEASIDE COMMUNITY CENTER (SOPER)**

Capacity: Dining: 85 / Theatre: 100  
Dimensions: 128' X 120'

	Resident	Non-Res
Hourly Rate	\$59.25	\$89.00
Deposit	\$348.00	\$470.00
(Refundable)	(\$295.80)	(\$399.50)
Alcohol Deposit	\$638.00	\$860.00
(Refundable)	(\$414.70)	(\$559.00)

Liability Insurance: \$87 - \$222 (2024)

Alcohol Premium: \$65.00 (2024)

Security Guards: required 1 per 50 guests

- I will be using the Large Room only
- I will be using the Kitchen only
- I will be using the Large Room & Kitchen

**YOUTH EDUCATION CENTER**

Two hour rentals: available Fridays and Saturdays 7:30-9:30 PM, and Sundays for any two hours between 8 AM - 9 PM.

	Resident	Non-Res
Deposit	\$83	\$103.50
(Non Refundable)	(\$21)	(\$26)
0-25 Guests	\$172	\$215
26-50 Guests	\$187.00	\$234
51-75 Guests	\$205.00	\$257.00
Mini Golf	\$25	\$31
Extra 1/2 Hour	\$38	\$47.50

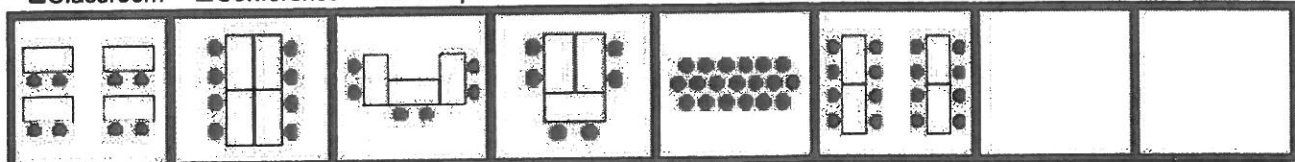
*Non-Profit Rate: For Laguna Grande Hall, Seaside Community Center, and the Youth Education & Resource Center, non-profits may use the resident rate. For all other meeting rooms, non-profits may have up to 4 hours for \$37.00/\$47.00. Proof of 501(c)(3) required.*

*Security Guards: If required, security guards must be present for entire duration of event. Failure to comply or late security guards may result in deposit forfeited or event shut down completely.*

### SEATING CONFIGURATION

Review and select a seating configuration below. If you would like a different layout, please sketch your preferred layout in the box marked "other" or on the back of this sheet.

- Classroom    Conference    U-Shaped    Pods    Theater    Banquet    Empty    Other





# NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE 1049 MONTEREY CO

SEASIDE, CALIFORNIA 93955

EIN: 94-6172829

Defense of human and civil rights  
Other school related activities  
Propose support or oppose legislation

## Recently Saved Organizations

Click on the save icon from a search results or organization page.



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 7.G.**

**TO:** City Council

**FROM:** Greg McDanel, City Manager

**BY:** Dan Meewis, Assistant City Manager  
Kee Hyon Higgins, Recreation Supervisor

**DATE:** March 5, 2026

**SUBJECT: APPROVE A MAYOR'S YOUTH FUND CONTRIBUTION REQUEST OF \$3,000.00 FROM KINDNESS ROCKS 831 TO ASSIST WITH THE COST ASSOCIATED WITH THEIR ANNUAL SPRING EGG HUNT ON MARCH 28, 2026**

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**RECOMMENDATION**

Approve the request.

**BACKGROUND**

Kindness Rocks 831 is requesting a donation of \$3,000.00 from the Mayor's Youth Fund to assist with the cost associated with their Annual Spring Egg Hunt. The funds will go towards purchasing plastic eggs, items for the eggs, first, second, and third prizes, arts and crafts for all to enjoy, carnival games, rock painting supplies, face painting supplies, and bounce houses. They will have a booth for planting garden pots for the youth. Their event will help strengthen community connections by bringing families, neighbors and local organizations together in a safe and positive environment. They will promote positive youth engagement, physical activity, and social connection.

They are partnering with ReGen for trash, compost and recycling. Their goal is to have some recycling trash cans set up throughout the park. They will also be cleaning up trash throughout the event. They will be using eco-friendly plates and cups. They also only use non-toxic painting products for rock painting. Sustainable Seaside will have a booth with information on recycling.

Based on the information provided, staff has determined that the application meets the requirements of the Mayor's Youth Fund Policy. They received their last donation at the

March 6, 2025, City Council meeting. They submitted their 2025 Mayor's Youth Fund Closing Report within the 60-day time frame.

Kindness Rock 831 has submitted Mayor's Youth Fund requests, and they have been approved since 2022.

**FISCAL IMPACT**

This request would be funded by a donation from the Green Waste Recovery's donation to the Mayor's Youth Fund. The current balance of the Mayor's Youth Fund account (601-2106) is \$32,122.20. If the City Council approves this request, the balance will decrease to \$29,122.20. This is for fiscal year 2025/26.

In the event that all the funds in the Mayor's Youth Fund become exhausted, staff will keep a file of all applications. Once Green Waste issues the next round of funding, all applications on file will be processed at the next available City Council meeting.

**STRATEGIC PRIORITY**

Diverse and Inclusive Community

**ATTACHMENTS**

1. MYF Kindness Rocks 831 2026
2. Kindness Rocks 831 501(c)(3) and Non Profit Information
3. Mayor's Youth Fund Closing Report - Kindness Rocks 831 2025

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Reviewed for Submission to the City Council by:



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Greg McDanel, City Manager

## MAYOR'S YOUTH FUND POLICY

**Purpose:** The Mayor's Youth Fund provides supplemental financial assistance to Seaside youth and youth-serving organizations that enhance well-being, leadership, civic engagement, recreation, environmental sustainability and/or climate resilience. The Mayor's Youth Fund Policy has been developed to standardize the evaluation of contribution requests and ensure that the funds are used appropriately to serve the City's youth.

**Eligible Applicants:** Contributions will only be made to, or on behalf of, students or organized groups, such as schools and non-profit organizations based in Seaside and/or serving a majority of Seaside residents ( $\geq 50\%$ ) that are 18 years old or younger or enrolled in high school. Faith based organizations may apply for contributions from the Mayor's Youth Fund if the funding is not used to support religious activities such as worship, Sunday School, or religious instruction. In addition, activities funded by the Mayor's Youth Fund must be open to all participants regardless of religious affiliation.

**Allowable Expenditures:** Eligible expenditures may include:

- Event or program costs such as field or facility rental, entry fees, or supplies.
- Equipment or uniforms directly supporting youth participation in extracurricular, athletic, cultural, or environmental programs.
- Transportation or travel expenses directly tied to eligible events
- Stipends or payments for qualified referees or contracted service providers directly supporting an approved youth event, program, or tournament.
- Materials or supplies advancing environmental sustainability, climate resilience, clean-energy awareness, conservation, waste-reduction efforts, community stewardship, or civic engagement.

The following expenses are not eligible: standard classroom supplies, textbooks, staff salaries or stipends, religious or political activities, personal gifts, activity rewards, or food and entertainment unrelated to program activities.

**School Coordinated Funding Requests:** Funding requests coordinated through schools may be considered when:

- The project provides a clear municipal or community benefit.
- Requests supplement but do not supplant school district funding.
- The activity involves collaboration with Seaside businesses, organizations, or City departments.
- The application includes written approval from the school principal of the participating school or an authorized district administrator confirming the project aligns with district policy and is not otherwise fully funded.

**Submittal of Contribution Requests:** In order to request a contribution, the following information must be provided in writing:



- Name of the organization, person(s) benefiting, proposed use of the funds, total amount needed.
- Description of other fundraising or contributors.
- An explanation of how the group, activity, or event will benefit Seaside youth.
- A written description of how the proposed activity or event contributes to environmental sustainability and climate resilience, which may include: waste reduction, recycling, reuse, pollution prevention, clean-energy or solar-powered education, water conservation, habitat restoration, community stewardship, or other practices that support a healthy and sustainable Seaside.
- How this request will provide a municipal benefit (i.e., benefit the community).
- Proof of non-profit status (not a taxpayer's I.D. number) and a current W-9 form.
- If the request originates from a school or district-affiliated program, written sign-off by school principal or appropriate school district administrator must accompany the application.

Incomplete applications will not be forwarded for Council consideration.

**Evaluation Process and Criteria:** Funding requests are subject to City Council approval following staff review for eligibility and completeness. Evaluation will consider:

- Scholastic, athletic, music, environmental and art activities will be considered for funding based on the quality of the proposed activity.
- Evidence that the activity or event contributes to environmental sustainability and climate resilience, such as waste-reduction practices, recycling and reuse efforts, clean-energy or solar-power learning, conservation initiatives, habitat restoration, or community stewardship projects that support a healthy environment.
- Contributions requests will be accepted from individuals and can be made to an organization on behalf of an individual member or student.
- Contributions are only paid to organizations, such as non-profit groups and schools.
- Contributions are intended to fund actual costs related to an event or activity. (Please see "Payment Process" information provided below.)
- Contributions from the Mayor's Youth Fund are not intended to be the sole source of funds for an organization or program and will only be made to supplement other fundraising activities.
- How this request will provide a municipal benefit (ie., benefit the community).

**Contribution Limits:** In order to equitably distribute funds available in the Mayor's Youth Fund, the following contribution guidelines have been developed, although all contributions are subject to the discretion of the City Council.

Individuals	25% of total cost of activity (not to exceed \$1,000)
Groups (≤ 20 persons)	up to \$1,500
Groups (≥ 21 persons)	up to \$3,000

Funding is limited to one contribution per applicant or organization within a twelve-month period.



**SEASIDE  
CALIFORNIA**

**Mayor's Youth Fund**  
986 Hilby Avenue, Seaside CA 93955  
831-899-6800 | FAX: 831-718-8603

***Funding Requirements:***

- Submit the Mayor's Youth Fund Closing Report within 60 days of event, activity, or program completion. Applicants that do not furnish the report may not apply for funds for the following year.
- A representative from the organization is required to be at the Council meeting, or attend virtually, for their application to be heard. If no representative is present then the agenda item will be postponed to another City Council meeting upon notification by the applicant.
- Incomplete applications will not be forwarded for Council consideration; applications not answering the question related to reduce, reuse or recycle/environmental sustainability **AND** municipal benefit are considered incomplete.

***Individual Requests:*** Please attach an itemized list of all expenses. Amount of funding request may not exceed 25% of the total cost of the activity and not exceed \$1,000.

***Payment Process:*** If a contribution is approved by the City Council, payment will be made to the authorized organization or directly to the vendor selected by the authorized organization after submittal of a receipt or the presentation of actual invoices. No funding payments shall be made directly to individuals, ensuring compliance with municipal auditing standards.

***Submission:*** All requests will be considered before the City Council and you will be notified of the specific date your item is placed on the agenda. Please return this completed form with necessary attachments to:

Dan Meewis  
City of Seaside Recreation Services  
440 Harcourt Avenue  
Seaside, CA 93955



**MAYOR'S YOUTH FUND CONTRIBUTION REQUEST**

**CONTACT INFORMATION:**

Organization: Kindness Rocks 831  
Name of Applicant: Samantha Chivino  
Address: 1821 St. Helena St #B City: Seaside State: CA  
Phone: 831 601 2193 Email: Kindnessrocks831@gmail.com  
Number of Participants: 300+ Seaside Residents / Students: 100 % Ages: 1-18

**CRITERIA:** Event Date: Saturday March 28, 2026 - 11am-4pm Laguna Grande Park

Applicants must meet at least one of the following criteria to be eligible for funding. Please select one or more from the following list:

- Scholastic  Athletic  Music  Environmental  Art  Other \_\_\_\_\_

Is funding a reward for one of these activities?  No  Yes, \_\_\_\_\_

1. Description of event, activity, or program funding pertains to: (Attach additional information as necessary)

Annual Spring Egg hunt, free community event, Kindness rock painting, face painting, bounce houses, carnival games, Partnering with Regen for trash, compost & recycling.

2. Description of how funds will be specifically used for youth groups, activities and events:

Using funds, for: Plastic eggs, Candy, bounce houses, Carnival games, Face painting, golden egg prizes.

3. Describe how the event, activity, or program contributes to environmental sustainability and climate resilience.

*Examples may include: waste reduction, recycling or reuse efforts, clean-energy or solar-power education, water conservation, pollution prevention, community cleanups, school garden projects, habitat restoration, or other activities that support a healthy and sustainable environment.*



Recycling and reuse efforts with trash, compost & recycling bins from ReGen. Promotes community cleanup. We will also have a booth for planting garden pots for the youth.  
Sustainable Seaside (Non-profit) expected to have a information table.

4. Description of how the event, activity, or program has a municipal community benefit:

*Examples may include: representing Seaside in regional competitions, providing community service, supporting a local event, environmental improvements, leadership development, or youth engagement consistent with City goals.*

Strengthens community connection by bringing families, neighbors and local organizations together in a safe and positive environment. Provides free, inclusive family recreation. Offers a ~~no-cost for families who may not afford paid activities.~~ Supports children's emotional and social development. Promotes civic kindness and volunteerism. We will be using youth volunteers.

Activates public spaces positively by bringing families into parks and public areas. Promotes youth engagement, physical activity, and social connection.

5. What other fundraising activities are you participating in to fund your event, program, or activity? What other funding sources will supplement your requests?

Target Sand City will donate \$100 gift card to be used for easter baskets for children that cannot afford

Total Amount Requested: (See contribution limits) \$ 3,000.00

Applicant Signature: Samantha Chioino

Date: 1/14/2026

**School-affiliated requests require district approval:**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
School/District: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_



**MAYOR'S YOUTH FUND CLOSING REPORT**

**CONTACT INFORMATION:**

Organization: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**CONTRIBUTION INFORMATION:**

Date the Mayor's Youth Fund was approved by City Council: \_\_\_\_\_

What Items were purchased with Mayor's Youth Fund Donation?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe the activities associated with this project that contributed to environmental sustainability and climate resilience, and explain the resulting municipal community benefit. Please provide written description, brief City Council presentation, and/or photos:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*\*This form is due 60 days upon receipt of funding by the applicant. Organizations that do not comply within the 60 day time period may not apply for funding for the following year.*



DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

Date of this notice: 05-11-2022

Employer Identification Number:  
88-2251037

Form: SS-4

Number of this notice: CP 575 G

KINDNESS ROCKS 831 LIMITED  
SAMANTHA M CHIOINO SOLE MBR  
1848 JUAREZ ST  
SEASIDE, CA 93955

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 88-2251037. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

# Articles of Incorporation

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A set of formal documents filed with the Secretary of State to legally document the creation of a new business entity.



5038028

B0652-4947 04/21/2022 12:41 PM Received by California Secretary of State



**STATE OF CALIFORNIA**  
*Office of the Secretary of State*  
**ARTICLES OF INCORPORATION**  
**CA NONPROFIT CORPORATION**  
**PUBLIC BENEFIT**  
 California Secretary of State  
 1500 11th Street  
 Sacramento, California 95814  
 (916) 653-3516

For Office Use Only  
**-FILED-**  
 File No.: 5038028  
 Date Filed: 4/21/2022

Corporation Name	
Corporation Name	KINDNESS ROCKS 831 LIMITED
Initial Street Address of Principal Office of Corporation	
Principal Address	1848 JUAREZ ST SEASIDE, CA 93955
Initial Mailing Address of Corporation	
Mailing Address	1848 JUAREZ ST SEASIDE, CA 93955
Attention	
Agent for Service of Process	
<input checked="" type="checkbox"/> I certify the selected California Registered Corporate Agent (1505) has agreed to serve as the Agent for Service of Process for this entity.	
California Registered Corporate Agent (1505)	LEGALINC REGISTERED AGENTS, INC. Registered Corporate 1505 Agent
Purpose Statement	
This corporation is a Nonprofit Public Benefit Corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for: Public purposes	
Additional Statements	
The specific purpose of this corporation is to Our purpose is to spread kindness throughout the community by painting/hiding words of hope on rocks.	
This corporation is organized and operated exclusively for the purposes set forth within the meaning of Internal Revenue Code section 501(c)(3).	
No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and this corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of any candidate for public office.	
The property of this corporation is irrevocably dedicated to the purposes set forth herein and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person.	
Upon the dissolution or winding up of this corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for charitable, educational and/or religious purposes and which has established its tax-exempt status under Internal Revenue Code section 501(c)(3).	
Notwithstanding any of the above statements of purpose and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific purpose of this corporation.	
Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of these Articles of Incorporation.	
Electronic Signature	
<input checked="" type="checkbox"/> I declare that I am the person who executed this instrument, which execution is my act and deed.	

LOVETTE DOBSON  
Signature

04/21/2022  
Date

# Statement of the Incorporator

---

A document signed by the Incorporator, which identifies the initial directors of the corporation.

**STATE of CALIFORNIA  
STATEMENT *and* RESIGNATION of the INCORPORATOR  
A NONPROFIT CORPORATION**

The undersigned, the Incorporator of **KINDNESS ROCKS 831 LIMITED**, who signed and filed its Articles of Incorporation (or similar organizing document) with the California Secretary of State (or other appropriate state office), appoints the following individuals to serve as directors of the corporation, who shall serve as directors until the first meeting of shareholders for the election of directors and until their successors are elected and agree to serve on the board:

Name and address of each initial director:

SAMANTHA CHIOINO  
1848 JUAREZ ST  
SEASIDE, CA 93955

Additionally, the undersigned does hereby tender his/her resignation as Incorporator for the Corporation, and from any and all involvement with, control of, or authority over the Corporation, real or perceived, effective immediately.

**Dated: April 29th, 2022**

A handwritten signature in black ink that reads "Lovette Dobson". The signature is written in a cursive, flowing style.

**Lovette Dobson, Incorporator**

**MAYOR'S YOUTH FUND CLOSING REPORT \***

**Date Mayor's Youth Fund was approved by council:** March 6, 2025

**Name of Organization:** Kindness Rocks 831

**Contact:** Samantha Chioino

**Address:** 1848 Juarez St, Seaside, CA 93955

**Email/Phone:** kindnessrocks831@gmail.com / 831-601-7298

**Amount of Donation Received:** \$3,000.00

**What Items were purchased with Mayor's Youth Fund Donation:**

Bounce houses, carnival games, plastic eggs, egg stuffers, spring themed arts & crafts supplies,  
Photobooth and city of Seaside park fees

**Please describe the activities and the date the group/individual participated in related to reduce, reuse and recycle? Please provide written description, brief City Council presentation, and/or photos.**

April 13, 2025. Over 200 children in attendance were able to participate in a egg hunt,  
play games, create arts & crafts, paint kindness rocks, get face painting and were given  
small prizes. We had trash for solid waste and recycling.

**Signature:** *Samantha Chioino*

**Date:** 5/6/2025

**\*This form is due 60 days upon receipt of funding by the applicant. Organizations that do not comply within the 60 day time period may not apply for funding for the following year.**



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 7.H.**

**TO:** City Council

**FROM:** Greg McDanel, City Manager

**BY:** Dan Meewis, Assistant City Manager  
Kee Hyon Higgins, Recreation Supervisor

**DATE:** March 5, 2026

**SUBJECT: APPROVE A MAYOR'S YOUTH FUND CONTRIBUTION REQUEST OF \$3,000.00 FROM BETHEL MISSIONARY BAPTIST CHURCH TO ASSIST WITH THE COST ASSOCIATED WITH THEIR YOUTH EDUCATION & ENRICHMENT PROGRAM**

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**RECOMMENDATION**

Approve the request.

**BACKGROUND**

Bethel Missionary Baptist Church is requesting a donation of \$3,000.00 from the Mayor's Youth Fund to cover the costs associated with their Youth Education & Enrichment Program. Their program is designed for youth ages 5 to 18 years. It is a year-round, multidisciplinary youth development initiative designed to support scholastic achievement, athletics, music, environmental awareness, and visual arts. The program provides structured after-school and weekend activities that promote academic success, physical wellness, creative expression, and civic responsibility. Youth participants are grouped by age and receive instruction, mentorship, and hands-on learning experience that include tutoring and homework support, organized athletic activities, music and arts workshops, and environmental education projects. The program is rooted in community engagement and focuses on equipping youth with practical skills, leadership development, and positive social connections.

The church encourages pride for their city and demonstrates the positive impact that their recycling and group cleanup provides for the community. The Youth Education & Enrichment Program integrates environmental sustainability education into its activities to help youth understand their role in protecting the environment. They will have

environmental workshops teaching climate awareness, conservation, and sustainable living practices. In addition, they will be giving their youth the opportunities to understand the way of life from low energy, ozone, recycling and more.

Based on the information provided in the application, the request meets the criteria for the Mayor's Youth Fund Policy. Bethel Missionary Baptist Church last received a contribution of \$3,000.00 from the Mayor's Youth Fund at the April 20, 2023, City Council meeting. They submitted their 2023 Mayor's Youth Fund Closing Report within the 60-day time frame.

Bethel Missionary Baptist Church has submitted Mayor's Youth Fund requests, and they have been approved since 2014.

### **FISCAL IMPACT**

This request would be funded by a donation from the Green Waste Recovery's donation to the Mayor's Youth Fund. The current balance of the Mayor's Youth Fund account (601-2106) is \$29,122.20. If the City Council approves this request, the balance will decrease to \$26,122.20. This is for fiscal year 2025/26.

In the event that all the funds in the Mayor's Youth Fund become exhausted, staff will keep a file of all applications. Once Green Waste issues the next round of funding, all applications on file will be processed at the next available City Council meeting.

### **STRATEGIC PRIORITY**

Diverse and Inclusive Community

### **ATTACHMENTS**

1. MYF Bethel Missionary Baptist Church Request 2026
2. Bethel Missionary Baptist Church 501 (c)(3)
3. Mayor's Youth Fund Closing Report - Bethel Missionary Baptist Church 2023

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Reviewed for Submission to the City Council by:



---

Greg McDanel, City Manager



**Mayor's Youth Fund**  
986 Hilby Avenue, Seaside CA 93955  
831-899-6800 | FAX: 831-718-8603

## MAYOR'S YOUTH FUND POLICY

**Purpose:** The Mayor's Youth Fund provides supplemental financial assistance to Seaside youth and youth-serving organizations that enhance well-being, leadership, civic engagement, recreation, environmental sustainability and/or climate resilience. The Mayor's Youth Fund Policy has been developed to standardize the evaluation of contribution requests and ensure that the funds are used appropriately to serve the City's youth.

**Eligible Applicants:** Contributions will only be made to, or on behalf of, students or organized groups, such as schools and non-profit organizations based in Seaside and/or serving a majority of Seaside residents ( $\geq 50\%$ ) that are 18 years old or younger or enrolled in high school. Faith based organizations may apply for contributions from the Mayor's Youth Fund if the funding is not used to support religious activities such as worship, Sunday School, or religious instruction. In addition, activities funded by the Mayor's Youth Fund must be open to all participants regardless of religious affiliation.

**Allowable Expenditures:** Eligible expenditures may include:

- Event or program costs such as field or facility rental, entry fees, or supplies.
- Equipment or uniforms directly supporting youth participation in extracurricular, athletic, cultural, or environmental programs.
- Transportation or travel expenses directly tied to eligible events
- Stipends or payments for qualified referees or contracted service providers directly supporting an approved youth event, program, or tournament.
- Materials or supplies advancing environmental sustainability, climate resilience, clean-energy awareness, conservation, waste-reduction efforts, community stewardship, or civic engagement.

The following expenses are not eligible: standard classroom supplies, textbooks, staff salaries or stipends, religious or political activities, personal gifts, activity rewards, or food and entertainment unrelated to program activities.

**School Coordinated Funding Requests:** Funding requests coordinated through schools may be considered when:

- The project provides a clear municipal or community benefit.
- Requests supplement but do not supplant school district funding.
- The activity involves collaboration with Seaside businesses, organizations, or City departments.
- The application includes written approval from the school principal of the participating school or an authorized district administrator confirming the project aligns with district policy and is not otherwise fully funded.

**Submission of Contribution Requests:** In order to request a contribution, the following information must be provided in writing:



- Name of the organization, person(s) benefiting, proposed use of the funds, total amount needed.
- Description of other fundraising or contributors.
- An explanation of how the group, activity, or event will benefit Seaside youth.
- A written description of how the proposed activity or event contributes to environmental sustainability and climate resilience, which may include: waste reduction, recycling, reuse, pollution prevention, clean-energy or solar-powered education, water conservation, habitat restoration, community stewardship, or other practices that support a healthy and sustainable Seaside.
- How this request will provide a municipal benefit (i.e., benefit the community).
- Proof of non-profit status (not a taxpayer's I.D. number) and a current W-9 form.
- If the request originates from a school or district-affiliated program, written sign-off by school principal or appropriate school district administrator must accompany the application.

Incomplete applications will not be forwarded for Council consideration.

**Evaluation Process and Criteria:** Funding requests are subject to City Council approval following staff review for eligibility and completeness. Evaluation will consider:

- Scholastic, athletic, music, environmental and art activities will be considered for funding based on the quality of the proposed activity.
- Evidence that the activity or event contributes to environmental sustainability and climate resilience, such as waste-reduction practices, recycling and reuse efforts, clean-energy or solar-power learning, conservation initiatives, habitat restoration, or community stewardship projects that support a healthy environment.
- Contributions requests will be accepted from individuals and can be made to an organization on behalf of an individual member or student.
- Contributions are only paid to organizations, such as non-profit groups and schools.
- Contributions are intended to fund actual costs related to an event or activity. (Please see "Payment Process" information provided below.)
- Contributions from the Mayor's Youth Fund are not intended to be the sole source of funds for an organization or program and will only be made to supplement other fundraising activities.
- How this request will provide a municipal benefit (ie., benefit the community).

**Contribution Limits:** In order to equitably distribute funds available in the Mayor's Youth Fund, the following contribution guidelines have been developed, although all contributions are subject to the discretion of the City Council.

Individuals	25% of total cost of activity (not to exceed \$1,000)
Groups (≤ 20 persons)	up to \$1,500
Groups (≥ 21 persons)	up to \$3,000

Funding is limited to one contribution per applicant or organization within a twelve-month period.



**Mayor's Youth Fund**  
986 Hilby Avenue, Seaside CA 93955  
831-899-6800 | FAX: 831-718-8603

***Funding Requirements:***

- Submit the Mayor's Youth Fund Closing Report within 60 days of event, activity, or program completion. Applicants that do not furnish the report may not apply for funds for the following year.
- A representative from the organization is required to be at the Council meeting, or attend virtually, for their application to be heard. If no representative is present then the agenda item will be postponed to another City Council meeting upon notification by the applicant.
- Incomplete applications will not be forwarded for Council consideration; applications not answering the question related to reduce, reuse or recycle/environmental sustainability **AND** municipal benefit are considered incomplete.

***Individual Requests:*** Please attach an itemized list of all expenses. Amount of funding request may not exceed 25% of the total cost of the activity and not exceed \$1,000.

***Payment Process:*** If a contribution is approved by the City Council, payment will be made to the authorized organization or directly to the vendor selected by the authorized organization after submittal of a receipt or the presentation of actual invoices. No funding payments shall be made directly to individuals, ensuring compliance with municipal auditing standards.

***Submission:*** All requests will be considered before the City Council and you will be notified of the specific date your item is placed on the agenda. Please return this completed form with necessary attachments to:

Dan Meewis  
City of Seaside Recreation Services  
440 Harcourt Avenue  
Seaside, CA 93955



**MAYOR'S YOUTH FUND CONTRIBUTION REQUEST**

**CONTACT INFORMATION:**

Organization: Bethel Missionary Baptist Church (BMBC)  
Name of Applicant: Pastor Harold H. Lusk Sr.  
Address: 390 Elm Street City: Seaside State: CA  
Phone: (831) 915-6002 Email: pastorlusk3bmbc@yahoo.com  
Number of Participants: \_\_\_\_\_ Seaside Residents / Students: 90 % Ages: 5-18  
25-30

**CRITERIA:**

Applicants must meet at least one of the following criteria to be eligible for funding. Please select one or more from the following list:

- Scholastic    Athletic    Music    Environmental    Art    Other \_\_\_\_\_

Is funding a reward for one of these activities?  No  Yes, \_\_\_\_\_

1. Description of event, activity, or program funding pertains to: *(Attach additional information as necessary)*

SEE ATTACHED

2. Description of how funds will be specifically used for youth groups, activities and events:

SEE ATTACHED

3. Describe how the event, activity, or program contributes to environmental sustainability and climate resilience.

*Examples may include: waste reduction, recycling or reuse efforts, clean-energy or solar-power education, water conservation, pollution prevention, community cleanups, school garden projects, habitat restoration, or other activities that support a healthy and sustainable environment.*



*SEE ATTACHED*

4. Description of how the event, activity, or program has a municipal community benefit:

*Examples may include: representing Seaside in regional competitions, providing community service, supporting a local event, environmental improvements, leadership development, or youth engagement consistent with City goals.*

*SEE ATTACHED*

5. What other fundraising activities are you participating in to fund your event, program, or activity? What other funding sources will supplement your requests?

*SEE ATTACHED*

Total Amount Requested: (See contribution limits) \$ 3,000

Applicant Signature: *[Signature]*

Date: 2-7-26

**School-affiliated requests require district approval:**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
School/District: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_



**MAYOR'S YOUTH FUND CLOSING REPORT**

**CONTACT INFORMATION:**

Organization: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**CONTRIBUTION INFORMATION:**

Date the Mayor's Youth Fund was approved by City Council: \_\_\_\_\_

What Items were purchased with Mayor's Youth Fund Donation?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe the activities associated with this project that contributed to environmental sustainability and climate resilience, and explain the resulting municipal community benefit. Please provide written description, brief City Council presentation, and/or photos:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*\*This form is due 60 days upon receipt of funding by the applicant. Organizations that do not comply within the 60 day time period may not apply for funding for the following year.*

# **BMBC Youth Education & Enrichment Program**

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## **1. Description of the Activity the Funding Pertains To**

The BMBC Youth Education & Enrichment Program is a year-round, multi-disciplinary youth development initiative designed to support scholastic achievement, athletics, music, environmental awareness, and visual arts. The program provides structured after-school and weekend activities that promote academic success, physical wellness, creative expression, and civic responsibility.

Youth participants are grouped by age and receive instruction, mentorship, and hands-on learning experiences that include tutoring and homework support, organized athletic activities, music and arts workshops, and environmental education projects. The program is rooted in community engagement and focuses on equipping youth with practical skills, leadership development, and positive social connections.

---

## **2. Description of How Funds Will Be Specifically Used**

Requested funds will be used directly to support youth programming, activities, and events, including:

- Educational supplies: tutoring materials, books, learning tools, STEM and art supplies
- Athletics: sports equipment, uniforms, field usage fees, and safety gear
- Music & arts: instruments, instructional materials, art supplies, and workshop facilitators
- Environmental activities: gardening tools, recycling bins, cleanup supplies, and educational materials
- Program operations: guest instructors, youth mentors, transportation for field trips, and healthy snacks

All funding will be allocated exclusively to youth-centered activities and events that directly benefit program participants.

---

## **3. Environmental Sustainability & Climate Alliance Contribution**

The program integrates environmental sustainability education into its activities to help youth understand their role in protecting the environment. Environmental components include:

- Waste reduction and recycling education, with clearly labeled recycling and compost stations during all events

- Community clean-up days in the Seaside neighborhood and nearby public spaces
- Environmental workshops teaching climate awareness, conservation, and sustainable living practices
- Art and garden projects using recycled or repurposed materials
- Encouraging reusable water bottles and minimizing single-use plastics during program activities

These efforts promote environmentally responsible habits while aligning with climate alliance goals of sustainability, education, and community stewardship.

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#### **4. Municipal and Community Benefit**

The BMBC Youth Program provides a direct benefit to the City of Richmond by:

- Offering safe, structured, and supervised programming for local youth
- Supporting academic success and school readiness, helping reduce long-term educational gaps
- Promoting youth engagement, leadership, and positive social behavior
- Enhancing community pride and cleanliness through environmental service projects
- Strengthening partnerships between families, faith-based organizations, and local institutions

By investing in youth development, the program contributes to a healthier, safer, and more connected community.

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#### **5. Other Fundraising Activities & Supplemental Funding Sources**

In addition to this funding request, BMBC is actively pursuing and utilizing other funding sources, including:

- Church-led fundraising events (community dinners, benefit programs, and donation drives)
- Individual donations from church members and community supporters
- Partnerships with local businesses and nonprofit organizations
- In-kind contributions such as supplies, volunteer time, and facility use
- Ongoing applications for local grants and community support programs

These combined resources ensure program sustainability and allow funding to be maximized for direct youth impact.

---

ROBERT C. KIRKWOOD, CHAIRMAN  
STATE CONTROLLER  
JOHN M. PEIRCE, VICE-CHAIRMAN  
DIRECTOR OF FINANCE  
PAUL R. LEAKE  
CHAIRMAN, BOARD OF EDUCATION

APR 18 1956



JOHN J. CAMPBELL  
EXECUTIVE OFFICER  
1020 N STREET  
SACRAMENTO 14

State of California  
**Franchise Tax Board**

April 13, 1956

Bethel Missionary Baptist Church of Seaside  
c/o Robison & Whittlesey  
Attorneys at Law  
P. O. Box 1686  
Carmel-by-the-Sea, California

Gentlemen:

RE: Exemption From Franchise Tax

It is the opinion of this office, based upon the evidence presented, that you are exempt from State franchise tax under the provisions of Section 23701d of the Revenue and Taxation Code, as it is shown that you are organized and operated exclusively as a Church.

Accordingly, you will not be required to file franchise tax returns unless you change the character of your organization, the purposes for which you were organized, or your method of operation. You are, however, required to file Form FT-99 on or before March 15th of each year and further you are required to report any changes in the character of your organization, the purposes for which it was organized or in its method of operation.

Contributions made to you are deductible by the donors in arriving at their taxable net income in the manner and to the extent provided by Section 17214, 17215, 17216 and 24357 of the Revenue and Taxation Code.

If the organization is not yet incorporated or has not yet qualified to do business in California, this approval will expire within thirty days unless incorporation or qualification is completed within such period.

Very truly yours

FRANCHISE TAX BOARD  
John J. Campbell  
Executive Officer

By *C.M. Gray*  
C. M. Gray  
Assistant Counsel

CMG:rb  
cc - Secretary of State

D\*



State  
of  
California

OFFICE OF THE SECRETARY OF STATE

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

IN WITNESS WHEREOF, I execute  
this certificate and affix the Great  
Seal of the State of California this

DEC 2 - 1981



*March Fong Eu*

Secretary of State

ENDORSED  
FILED

In the office of the Secretary of State  
of the State of California

NOV 20 1981

MARCH FONG EU, Secretary of State  
By JAMES E. HARRIS  
Deputy

CERTIFICATE OF AMENDMENT OF  
ARTICLES OF INCORPORATION

OF

BETHEL MISSIONARY BAPTIST CHURCH OF SEASIDE

Rev. H.E. Lusk & Dorothy Hill certify that:

1. We are the Chairman of the Board and the secretary, respectively, of Bethel Missionary Baptist Church of Seaside, a California corporation.
2. The Articles of Incorporation of Bethel Missionary Baptist Church of Seaside shall be amended to read as hereinafter set forth in full:

ARTICLES OF INCORPORATION

OF

BETHEL MISSIONARY BAPTIST CHURCH OF SEASIDE

I

The name of this corporation is Bethel Missionary Baptist Church of Seaside.

II

- A. This corporation is a religious corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Religious Corporation Law exclusively for religious purposes.
- B. The specific purpose of this corporation is to organize a congregation whose members profess the Christian faith and religion, specifically that practiced and taught by the Missionary Baptist Church.

III

This corporation elects to be governed by all of the provisions of the Nonprofit Corporation Law effective January 1, 1980, not otherwise applicable to it under Part 5 thereof.

IV

- A. This corporation is organized and operated exclusively for religious purposes within the meaning

Declaration

Each of the undersigned declares under penalty of perjury that the statements contained in the foregoing Certificate of Amendment of Articles of Incorporation are true of his or her own knowledge and that this declaration was executed 2 Nov - , 1981, at Seaside, California.

Rev. H.H. Lusk  
Chairman of the Board

Dorothy Hill  
Secretary



**MAYOR'S YOUTH FUND CLOSING REPORT**

**CONTACT INFORMATION:**

Organization: Bethel missionary Baptist Church Youth Living Life Mentoring Program

Name of Applicant: Pastor H H Lusk Sr.

Address: 390 Elm Street

City: Seaside

State: CA

Phone: 831-915-6002

Email: Pastorlusk3bmbc@yahoo.com

**CONTRIBUTION INFORMATION:**

Date the Mayor's Youth Fund was approved by City Council: April 20, 2023

What Items were purchased with Mayor's Youth Fund Donation?

There were many different items purchased i.e. learning and educational materials. There were also meals provided which were made possible by the funds given by the youth fund.

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Describe the activities associated with this project that contributed to environmental sustainability and climate resilience, and explain the resulting municipal community benefit. Please provide written description, brief City Council presentation, and/or photos:

The Youth Living Life Mentoring Program gave their youth the opportunities to understand the way of life from low energy, ozone, recycling and more.

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Applicant Signature: \_\_\_\_\_

Date: June 10, 2023

*\*This form is due 60 days upon receipt of funding by the applicant. Organizations that do not comply within the 60 day time period may not apply for funding for the following year.*



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 7.I.**

**TO:** City Council

**FROM:** Greg McDanel, City Manager

**BY:** Greg McDanel, City Manager

**DATE:** March 5, 2026

**SUBJECT: ADOPT A RESOLUTION APPROVING A CONTRACT WITH GRANICUS, INC. FOR SMARTGOV PERMIT MANAGEMENT SOFTWARE, IN THE AMOUNT OF \$33,679.65, WITH A TERM EXPIRING NOVEMBER 30, 2026**

---

**RECOMMENDATION**

Approve contract.

**BACKGROUND**

The City utilizes SmartGov software provided by Granicus, Inc. as its primary permit management platform. The system supports core permitting functions, including application intake, plan review coordination, inspection tracking, fee processing, GIS integration, financial reporting, and public portal access. The platform enhances operational efficiency, supports interdepartmental coordination, and promotes transparency through its public portal.

The renewal proposal (Quote No. Q-485094, dated February 18, 2026) provides for continued subscription and integrated connectors necessary for full system functionality. The renewal period covers December 1, 2025, through November 30, 2026.

The subscription includes:

- SmartGov Connectors (BlueBeam, Financial, GIS, Merchant, Parcel)

- SmartGov Public Portal (public-facing self-service access)
- User-based annual licenses
- System integrations necessary for automated financial extracts and parcel data updates

The total annual renewal cost is \$33,679.65.

Continuation of this software is critical to maintaining uninterrupted permitting operations and ensuring public access to online permitting services. Failure to renew would result in disruption of permitting services and associated public-facing systems.

### **FISCAL IMPACT**

The total contract amount is \$33,679.65 for the subscription period ending November 30, 2026. Funding for this service is included in the approved Fiscal Year operating budget within the Community Development Department's software and licensing accounts. No additional appropriation is required.

### **STRATEGIC PRIORITY**

Effective Accessible Governance

### **ATTACHMENTS**

1. Resolution

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Reviewed for Submission to the City Council by:



---

Greg McDanel, City Manager

**RESOLUTION NO. 26-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE  
APPROVING A CONTRACT WITH GRANICUS, INC FOR SMARTGOV  
PERMIT MANAGEMENT SOFTWARE IN THE AMOUNT OF \$33,679.65,  
WITH A TERM EXPIRING NOVEMBER 30, 2026**

**WHEREAS**, the City of Seaside utilizes permit management software to administer permitting, licensing, code enforcement, inspection tracking, and public-facing service requests; and

**WHEREAS**, the City currently utilizes SmartGov software provided by Granicus, Inc. to manage permit workflows, financial integrations, GIS connectivity, merchant processing, parcel data integration, public portal access, and user licensing; and

**WHEREAS**, Granicus, Inc. has submitted Quote No. Q-485094 dated February 18, 2026, for the renewal of SmartGov software subscriptions and related connectors for the period of December 1, 2025 through November 30, 2026, in the total annual amount of \$33,679.65; and

**WHEREAS**, continuation of this software ensures uninterrupted permitting operations, maintains online public access to permit services, and supports operational efficiency across Community Development and related departments; and

**WHEREAS**, sufficient funds are available within the approved Fiscal Year budget for permit management software services;

**NOW, THEREFORE, BE IT RESOLVED by the City Council** of the City of Seaside as follows:

1. The City Council hereby approves a contract with Granicus, Inc. for SmartGov Permit Management Software in the amount of \$33,679.65, with a term expiring November 30, 2026.
2. The City Manager is authorized to execute the agreement and any related documents consistent with the approved quote and terms.

3. The City Manager or designee is authorized to take such additional actions as necessary to implement this Resolution.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Seaside held on March 5, 2026, by the following vote:

AYES: COUNCIL MEMBERS:  
NOES: COUNCIL MEMBERS:  
ABSENT: COUNCIL MEMBERS:  
ABSTAIN: COUNCIL MEMBERS:

APPROVED:

\_\_\_\_\_  
Ian N. Oglesby, Mayor

ATTEST:

\_\_\_\_\_  
Dominique L. Davis, City Clerk

APPROVED TO FORM:

\_\_\_\_\_  
Sheri L. Damon, City Attorney



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 7.J.**

**TO:** City Council

**FROM:** Greg McDanel, City Manager

**BY:** Andrew Myrick, Housing & Planning Manager  
Haroon Noori, Administrative Analyst II

**DATE:** March 5, 2026

**SUBJECT: ADOPT A RESOLUTION ACCEPTING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT (APR) AND AUTHORIZING SUBMITTAL OF THE REPORT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION**

---

**RECOMMENDATION**

Accept the report.

**BACKGROUND**

Government Code § 65400 requires all cities in California to submit an annual report to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD), outlining the progress made toward implementing the General Plan. Effective July 1, 2024, the OPR was renamed the Governor's Office of Land Use and Climate Innovation (LCI). California law requires such reports to help ensure that the general plan is effective for, among other things, orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the General Plan.

**DISCUSSION**

The City's current General Plan was last comprehensively updated on May 16, 2024. The Housing Element was certified by HCD on March 27, 2024. The General Plan is comprised of the eight State-mandated elements, and four additional optional chapters

(i.e., Economic Development, Community Facilities and Infrastructure, Implementation).

The attached draft annual progress report (Attachment A) provides an overview of the City's implementation of the General Plan during Calendar Year 2025.

### **ENVIRONMENTAL REVIEW**

This annual report is exempt from the requirements of the California Environmental Quality Act (CEQA) as it is not a "project" as defined in CEQA Guidelines Section 15378(b)(5).

### **FISCAL IMPACT**

There is no fiscal impact associated with City Council review and City submission of this annual report to HCD and LCI.

### **STRATEGIC PRIORITY**

Not Applicable

### **ATTACHMENTS**

1. Resolution - 2025 GP APR
2. Attachment A - Seaside General Plan APR CY2025

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Reviewed for Submission to the City Council by:



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Greg McDanel, City Manager

**RESOLUTION NO. 26-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE**

**ACCEPTING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT AND AUTHORIZING SUBMITTAL OF THE REPORT TO THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION (LCI) AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)**

**WHEREAS**, the State of California requires cities to have an adopted General Plan to provide guidance on land use decisions; and

**WHEREAS**, the City's current General Plan was last comprehensively updated on May 16, 2024 and the Housing Element was certified by HCD on March 27, 2024; and

**WHEREAS**, all jurisdictions are required to provide LCI and HCD with separate General Plan and Housing Element Annual Progress Reports (APRs) by April 1 each year, per Government Code Sections 65400 and 65700; and

**WHEREAS**, the General Plan APR submitted to LCI should outline the status of the General Plan and progress in its implementation over the previous year's 12-month reporting period; and

**WHEREAS**, the City has prepared its Annual Progress Report attached hereto and incorporated herein by this reference as Exhibit "A," in accordance with the Guidelines adopted by OPR.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Seaside, does hereby declare as follows:

**Section 1.** The City of Seaside has completed the 2025 Annual Progress Report as required by California Government Code Section 65400.

**Section 2.** That the 2025 Annual Progress Report, as set forth in Exhibit "A," is found to be consistent with the suggested content by the State Guidelines and is hereby accepted.

**Section 3.** That the City Manager or his designee is hereby authorized and directed to submit the 2025 Annual Progress Report to LCI and HCD.

**Section 4.** That the City Manager or his designee is authorized to make minor, non-substantive modifications to the 2025 Annual Progress Report, as necessary, to address technical comments requested by the California Department of Housing and Community Development (HCD) or the Governor’s Office of Land Use and Climate Innovation (LCI).

**APPROVED AND ADOPTED** by the City Council of the City of Seaside at a regular meeting duly held on the 5<sup>th</sup> day of March 2026 by the following vote:

AYES:	COUNCIL MEMBERS
NOES:	COUNCIL MEMBERS
ABSENT:	COUNCIL MEMBERS
ABSTAIN:	COUNCIL MEMBERS

APPROVED:

\_\_\_\_\_  
Ian N. Oglesby, Mayor

ATTEST:

\_\_\_\_\_  
Dominique L. Davis, City Clerk

APPROVED TO FORM:

\_\_\_\_\_  
Sheri Damon, City Attorney

Attachment:

Exhibit “A” – 2025 General Plan Annual Progress Report

**ATTACHMENT A**

**CITY OF SEASIDE GENERAL PLAN ANNUAL PROGRESS REPORT  
FOR CALENDAR YEAR 2025**

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**I. INTRODUCTION**

Pursuant to Government Code Section 65400, the City of Seaside prepares an Annual Progress Report (APR) to describe the status of the General Plan and progress made toward its implementation during the reporting period. This APR covers Calendar Year 2025 and is intended to inform the City Council, the public, and the Governor’s Office of Land Use and Climate Innovation (LCI), formerly the Office of Planning and Research (OPR), of planning and development activities undertaken during the year.

**II. LEGISLATIVE BODY REVIEW**

The Calendar Year 2025 General Plan APR was reviewed and accepted by the City Council on March 5, 2026, as part of a publicly noticed meeting agenda.

**III. GENERAL PLAN STATUS**

The City’s General Plan was comprehensively updated and adopted on May 16, 2024. The Housing Element was certified by the California Department of Housing and Community Development (HCD) on March 27, 2024. No additional comprehensive General Plan updates were initiated during Calendar Year 2025. The City’s updated General Plan including the Housing Element can be found on [www.ci.seaside.ca.us/269/Seaside-General-Plan](http://www.ci.seaside.ca.us/269/Seaside-General-Plan).

**IV. GENERAL PLAN IMPLEMENTATION ACTIVITIES**

During Calendar Year 2025, the City continued to implement policies and programs across multiple General Plan elements. A summary of implementation measures advanced during the reporting period, including responsible departments and implementation status, is provided in Exhibit 1.

**V. PRIORITIES FOR LAND USE DECISION-MAKING**

Land use decision-making priorities for Calendar Year 2025 were guided by the goals and implementation programs outlined in the General Plan. These priorities are reflected in the Program and Department Priority columns identified in Exhibit

## ATTACHMENT A

1.

### **VI. HOUSING ELEMENT ANNUAL PROGRESS REPORT**

In accordance with state housing law, the City prepared a Housing Element Annual Progress Report (APR) describing progress toward implementation of Housing Element programs and accommodation of the City's Regional Housing Needs Assessment (RHNA) allocation. Detailed housing production data and program implementation status are reported in the Housing Element APR tables submitted separately to the California Department of Housing and Community Development (HCD).

During the reporting period, the City processed residential development activity across multiple stages of the permit lifecycle. The City received 93 residential permit applications, representing 94 housing units, and issued 68 residential permits, representing 70 housing units, including 54 units associated with applications submitted during the reporting year.

The City finalized 36 residential permits, representing 134 housing units that received final building permit approval (certificate of occupancy). Of these, 9 units were associated with applications submitted during the reporting year. The remaining 125 units were associated with permits applied for in prior reporting periods, including multi-unit projects approved in earlier years.

### **VII. COMPLIANCE WITH LCI GENERAL PLAN GUIDELINES**

The City's General Plan includes all eight state-mandated elements and additional optional elements addressing economic development, sustainability, infrastructure, and implementation. During Calendar Year 2025, the City continued to implement the General Plan in a manner consistent with LCI's General Plan Guidelines, including consideration of environmental justice and interagency coordination.

### **VIII. AMENDMENTS TO GOALS, POLICIES, OBJECTIVES, AND STANDARDS**

No amendments to General Plan goals, policies, objectives, or standards were adopted during Calendar Year 2025.

### **IX. SUMMARY OF GENERAL PLAN IMPLEMENTATION**

- a. Planning activities initiated – These may include but are not limited to, master plans, specific plans, master environmental assessments, annexation studies, and other studies or plans.

During 2025 staff has initiated the process of preparing and adopting a new Zoning Ordinance to implement the Seaside 2040 General Plan (adopted May 2024). Staff intends to complete the Zoning Ordinance Amendment by the end of 2026.

- b. General Plan Amendments Approved During Prior Calendar Year

None.

## ATTACHMENT A

### c. Major Development Applications Approved

On March 26, 2025, the Planning Commission approved a request to allow the construction of 60 manufactured dwelling units at 4386-87 Parker Flats Cutoff Road. Staff has continued to work with the applicant to finalize an Affordable Housing Agreement which would designate nine of these units as low-income units.

On July 22, 2025, the City of Seaside issued final Certificates of Occupancy to the Sea Grove Apartment complex. This mixed-use project included 106 residential units, of which 16 were designated for low-income individuals.

# CITY OF SEASIDE GENERAL PLAN IMPLEMENTATION MEASURES PROGRAM STATUS THROUGH DECEMBER 2025

PROGRAM	IMPLEMENTATION TASK DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	STATUS
<b>Table 20: Land Use and Urban Design Programs</b>					
LUD 1. Specific Plan Consistency	Following adoption of the General Plan, review the existing, adopted Specific Plans and make changes to ensure consistency with the General Plan.	High	Short	Planning	Specific Plans are still under review
LUD 2. Neighborhood conservation	To preserve Seaside's existing residential neighborhoods, the City should take the following steps to foster change within each neighborhood. <ul style="list-style-type: none"> <li>• Residential zoning and objective design standards: Review and update residential zoning standards to ensure new development complements existing neighborhoods through objective design standards.</li> <li>• Residential parking programs: Publicize the existing residential parking permit program to manage on-street and off-street parking.</li> </ul>	High	Short	Planning	Zoning Ordinance Update to implement General Plan is being developed
LUD 3. Business Improvement Districts	Facilitate the formation of Business Improvement Associations (BIA), Business Improvement Districts (BID), or similar to unite business owners into area branding, marketing, on-going maintenance, and beautification efforts.	Medium	Ongoing	Economic Development	Ongoing beautification efforts on Broadway Ave: recurring trash pick up, powerwashing and light and tree maintenance.
LUD 4. Specific Plans	Create and implement Specific Plans to bridge the policies of the General Plan with the standards of the zoning code for subareas of the city. Plans should address key opportunities for the area and include the following: <ul style="list-style-type: none"> <li>• The location, phasing, and amount of designated land uses, including parks and recreational uses</li> <li>• Objective urban design standards</li> <li>• Circulation network, including a comprehensive and connected trails plan</li> <li>• Open space and sensitive habitat</li> <li>• Demand for new infrastructure and utility services</li> </ul> An implementation program for public and private development Plans should include a broad community engagement process tailored to surrounding neighbors, property owners, businesses, tenants, and other key community members and stakeholders. New Specific Plans should be created for Seaside East, Main Gate and Fremont Boulevard.	Medium	Long	Community Development	Plans to amend Main Gate Specific Plan once a developer is selected
LUD 5. West Broadway Urban Village Specific Plan.	Modify development standards in the West Broadway Urban Village Specific Plan to help spur catalytic projects and development.	High	Short	Planning	In process to update the Zoning Ordinance from completed 2040 General Plan.
LUD 6. Development review	As feasible, streamline the development review and update process for projects that conform with the goals and policies of the General Plan to ensure that development applications are implemented in a timely manner. This may include ministerial review for projects that fall within the building height and intensity limits. Zoning code updates should address this development review process.	High	Short	Planning	In process to update the Zoning Ordinance from completed 2040 General Plan.
LUD 7. Development fees	Develop city-wide or area-wide development impact fees for infrastructure, community benefits, and long-range planning. As part of this process, complete the following activities: <ul style="list-style-type: none"> <li>• Review and modify existing fees.</li> <li>• Work collaboratively with developers to establish a common set of development impact fees for infrastructure, parks and recreation, transportation, affordable housing, and others as needed.</li> </ul>	High	Medium	Finance Department	Fee Study Currently Underway.

PROGRAM	IMPLEMENTATION TASK DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	STATUS
LUD 8. Development fact sheets	Create and promote a series of one-page fact sheets about permitting, zoning, building, and development requirements and questions. Incorporate sustainability practices related to building construction, site design, and renovation into materials.	Medium	Ongoing	Planning	Staff is developing one page sheets to educate applicants and streamline the process for various permit types.
LUD 9. Infill housing incentive program	Establish an infill housing incentive program. Potential incentives may include an expedited building permit process, impact fee waivers or other incentives.	Medium	Long	Community Development	City established a water allocation program to provide for development possibility on in-fill lots.
LUD 10. General Plan Reviews	Review the General Plan on a five-year cycle, including a review of individual elements and community programs. Periodically revise the General Plan and respond to individual Plan Amendment petitions.	High	Short	Community Development	Latest General Plan was approved by City Council May 2024.
LUD 11. Resident Handbook	Prepare a handbook of information about neighborhood and civic organizations addressing subjects like disaster preparedness, neighborhood beautification, and a "how-to" communicate with City departments.	Medium	Short	All City Departments	Pending
LUD 12. Development review for childcare	Streamline processing and permit regulation, to the extent possible, to promote and support the development of childcare facilities and family childcare homes. Review zoning regulations regarding home-based early childhood education facilities for areas that can be streamlined. Ensure consistency with State Code.	High	Short	Community Development	In process to update the Zoning Ordinance from completed 2040 General Plan.
LUD 13. Community liaison	Create a community liaison position to encourage community participation and support community engagement efforts, including addressing inclusion, cultural responsiveness, and selection of planning spaces.	Medium	Medium	Planning	Pending
LUD 14. Land use monitoring	Establish a monitoring and reporting system for land use development in the city. Land use monitoring should include metrics, such as number of new housing units, affordable housing units, commercial square footage, and natural and undeveloped areas on former Fort Ord lands, among others.	High	Short	Planning	Pending
LUD 15. Define and develop missing middle housing	Conduct an analysis of employee inflow/outflow, median housing prices, median area incomes, other demographic/housing variables, and urban form to define appropriate missing middle housing types for Seaside. Encourage the development of appropriate missing middle housing types through zoning standards, development review procedures, and appropriately structured fees that encourage missing middle units.	High	Short	Community Development	In process to update the Zoning Ordinance from completed 2040 General Plan.

**Table 21: Economic Development Programs**

ED 1. Business retention and expansion program	Create a business retention and expansion program that includes a longitudinal study of local businesses, hiring practices, workforce, and workforce means.	High	Short	Community and Economic Development	Staff needs to enlist professional services for a thorough workforce analysis. Most businesses in Seaside are family operated with 1-4 employees. Staff launched "Seaside at Your Fingertips" program to assist businesses and gain insights about their consumers.
ED 2. Comprehensive branding and marketing plan	Work with the business community to develop a Comprehensive Branding Plan that includes a new, unique logo for Seaside with accompanying fonts and other visual themes that highlight Seaside's various attributes.	High	Short	Community and Economic Development	This is an ongoing project. Staff will be creating a program for three sectors: restaurants, the auto dealerships, and yearly events
ED 3. Comprehensive marketing plan	Work with the business community to develop a Comprehensive Marketing Plan that includes 1) a target list of businesses for attraction and expansion; 2) policies, actions, and marketing strategies; and 3) benchmarks to measure progress in implementation. The marketing strategies should highlight value propositions for doing business in Seaside.	High	Short	Community and Economic Development	Staff has drafted a marketing brochure to help attract businesses and materials that highlight the City.

PROGRAM	IMPLEMENTATION TASK DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	STATUS
ED 4. Marketing and support service coordination	Align efforts with regional and local partners to provide marketing services that support Seaside businesses.	Medium	Ongoing	Community and Economic Development	Staff has been working with the tourism board and chamber of commerce so local businesses and the hospitality industry tap into the tourism industry.
ED 5. Marketing and placemaking programs	Develop marketing and beautification strategies to raise awareness of areas targeted for revitalization.	High	Ongoing	Planning, Community and Economic Development	Staff has focused on beautification efforts on Broadway Ave. and Fremont Blvd. As new sites such as Campus Town and Main Gate are developed, staff will work with the developers to attract new businesses.
ED 6. Broadway Avenue Improvement Plan	Market the Broadway Avenue Improvement Plan to developers and businesses generally conducive to a pedestrian-oriented Downtown area, such as a mix of local and regional-serving retail, local serving office uses, and cafes/ restaurants.	High	Short	Community and Economic Development	Staff continues to work with interested parties and highlight Broadway Avenue improvements.
ED 7. Base industry marketing program	Develop a marketing program to attract economic base industries in high regional demand with anticipated low susceptibility to seasonality or downturns including expanding innovative technology firms in Silicon Valley. Track emerging technologies with the potential for expansion and location in Seaside as part of this program.	Medium	Short	Community and Economic Development	Staff continues to work with regional partners like Monterey DART (Drone, Automation, and Robotics Technologies) to learn about emerging technologies, share workforce development opportunities and be aware of site selection activities.
ED 8. Restaurant marketing campaign	Work with restaurant owners to develop marketing strategies that highlight Seaside's unique restaurants.	Medium	Ongoing	Community and Economic Development	The local tourism board has assisted various restaurants by providing professional photography and videography. These restaurants have been featured on the local tourism board's social media and website.
ED 9. Start-up/spinoff marketing program	Work in coordination with the Monterey Bay Economic Partnership and regional institutions of higher learning to develop marketing strategies to attract and expand emerging start-ups and spinoffs in innovative industries, such as agriculture technology, applied robotics, computer hardware, software, and data services.	High	Short	Community and Economic Development	Staff continues to partner with MBEP staff and regional institutions to learn about emerging technologies and career opportunities.
ED10. Bureau of Land Management and State Parks marketing program	Work in coordination with appropriate city agencies and private developers to develop a marketing and branding program that highlights northern Seaside, including the Campus Town Specific Plan, as a site to potential visitors.	Medium	Long	Community and Economic Development	Staff will work with the selected developer for the Main Gate property and with Campus Town developer to highlight the new developments in the City and attract more visitors
ED 11. Economic Development Strategic Plan	Create an Economic Development Strategic Plan to maintain a favorable business climate and address changes in economic trends.	High	Short	Community and Economic Development	Staff has drafted an Economic Development Action Plan.
ED 12. Cultural attractions and events	Work with local and regional organizations to establish and promote a multiplicity of cultural attractions and events in the community linked to the City's Historic Context Statement (Action C 7).	High	Ongoing	Community and Economic Development	Staff continues to work with See Monterey (tourism board) and Monterey Chamber of Commerce in order to promote Seaside events and promote cultural attractions
ED 13. Film production	Coordinate with the Monterey Film Commission, the California Film Commission, CSUMB, and local K-12 schools to market sites in Seaside for film production.	Low	Ongoing	Community and Economic Development	Staff has developed a list of all City owned parcels to assist this effort

PROGRAM	IMPLEMENTATION TASK DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	STATUS
ED 14. Coastal signage program	Adopt a public access/directional and interpretive sign program in accordance with Local Coastal Plan policies PAR-CZ 1.1.C. and PAR-LG 1.1.B.i. that provides residents and visitors with informational signs identifying the location of the Monterey Bay and California Coastal Trail alignments within Seaside.	Medium	Short	Planning, Public Works	Public Works - no comment
ED 15. Commercial recreational facility	Attract the development of a large- scale commercial recreational facility to serve residents and tourists.	Medium	Medium	Community and Economic Development	The City is exploring a partnership with Monterey Bay FC and will work with the selected developer of the Main Gate parcel and identify if a commercial recreational facility is feasible on that site
ED 16. Shovel-ready inventory	Consult with private property owners and identify City-owned parcels (including those in the Long-Range Property Management Plan) to create a current list of parcels suitable and ready for development.	High	Short	Planning, Community and Economic Development	Staff has developed a list of all City owned parcels.
ED 17. Infrastructure and utility provision for shovel-ready sites	Provide shovel-ready sites with necessary infrastructure and utility services to ensure efficient development.	Medium	Ongoing	Planning, Public Works	Public Works supporting Campus Town, Main Gate, Enclave, and Broadway and Del Monte Improvements
ED 18. Market shovel-ready properties	Establish a marketing program to advertise shovel-ready opportunity sites to the development community.	High	Short	Community and Economic Development	As properties become ready, properties will be advertised and requests for proposals will be developed if required. The City has enlisted the services of Retail Marketing Strategies to assist with recruitment of national brands for these properties.
ED 19. Enhanced Infrastructure Financing Districts & Community Revitalization Investment Authorities	Continue to support development of an Enhanced Infrastructure Financing District(s), Community Revitalization Investment Authorities, and other financing opportunities as they arise to support the funding of long-term, more costly infrastructure improvements and associated revitalization efforts.	Medium	Ongoing	Community and Economic Development	Staff will be enlisting the services of a consultant to support the effort of an Enhanced Infrastructure Financing District
ED 20. Enhanced economic development utilities rate	Work with the California Public Utilities Commission, PG&E, Central Coast Community Energy, and other utility companies to establish an Enhanced Economic Development Utility Rate and accompanying program that provides discounted utility rates to attract, expand, and retain qualifying businesses.	Low	Medium	Community and Economic Development	Continue to work with utility companies to develop a program to attract, retain and expand qualifying businesses.
ED 21. Advanced and sustainable industry workforce training	Coordinate with applicable entities to identify or create training and placement programs in targeted industries including advanced manufacturing, applied robotics, agriculture technology, cannabis testing and research, computer hardware, software, data services, legal services, telecommunications, and other fields.	High	Medium	Community and Economic Development	Staff has identified partners such as Monarch SBDC to assist with this effort. The department also maintains contact with the County of Monterey's Economic Development team in order to pursue targeted industries.
ED 22. Provide information for financing assistance to businesses	Develop and advertise programs that assist firms proposing substantial new job creation to access SBA and State and local development funds.	High	Ongoing	Community and Economic Development	Staff needs to identify funding to implement this task however the Monterey County Workforce Development Board provides various resources for members of the community to develop their skills.

PROGRAM	IMPLEMENTATION TASK DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	STATUS
ED 23. Workforce training	Conduct an inventory of workforce training needs of businesses in Seaside and coordinate with regional partners, and other regional institutions of higher learning to identify or create suitable training programs, and help coordinate training resources in the County.	Medium	Medium	Community and Economic Development	Staff has identified a few sectors that lack employees, however a more detailed survey will need to be done. Once completed, staff will coordinate with the Monterey County Workforce Development Board and other education partners to leverage all available resources and opportunities.
ED 24. Public-private partnerships	Support the use of public-private partnerships to foster job growth and vocational training, including partnerships used or planned by major public entities in Seaside such as with CSUMB, Hartnell College, Cabrillo College, Monterey Peninsula College, and the US Defense Department.	Medium	Ongoing	Community and Economic Development	Staff has been working with the Chamber of Commerce to gain insights. Monterey Peninsula College has been a great partner and are looking to expand in Seaside. The City also partnered with CSUMB to provide paid internships to students in the fall of 2025.
ED 25. Regional institutes of higher learning/City of Seaside Economic Strategic Plan	Coordinate with CSUMB and other regional institutes of higher learning to develop a joint Economic Development Strategic Plan focused on enhancing "town-gown" relationships and coordinating planning efforts as part of the Economic Development Strategic Plan. Ensure that the joint Strategic Plan addresses the following: <ul style="list-style-type: none"> <li>Partnerships between the City, the CSUMB Institute for Innovation and Economic Development, and the UCSC Center for Innovation and Entrepreneurial Development to support entrepreneurship and to bring emerging spinoffs and startups to Seaside;</li> <li>Partnerships between the City and appropriate technology transfer offices of regional institutes of higher learning to support transfer of knowledge and technology to emerging spinoffs and start-ups;</li> <li>Measures the City may take to facilitate the formation of emerging spinoffs and start-ups, such as assistance navigating the City's permit process, expedited project review, and assistance in finding appropriate locations/spaces in Seaside; and</li> <li>Internships and apprentice programs to connect students from regional institutes of higher learning with full-time employment opportunities in Seaside.</li> </ul>	Low	Ongoing	City Manager	Pending
<b>Table 22: Mobility Programs</b>					
M 1. Vision Zero Action Plan	Prepare a Vision Zero Action Plan that sets forth goals and targets to reduce car crash deaths and collisions, including active transportation and street design strategies, safe routes to school, and multi-modal transit initiatives. The plan should also include an analysis of unsafe pedestrian and cycling areas, provisions for sidewalk safety, and bike parking standards.	High	Medium	Public Works, Police, Fire, City Attorney	Public Works: LRSP complete and adopted.
M 2. Bicycle Master Plan consistency	Revise the Bicycle Master Plan and make changes to ensure consistency with the General Plan.	High	Medium	Planning, Public Works	Public Works: City adopted TAMC's Bicycle Master Plan
M 3. Parking standards consistency	Revise the Zoning Ordinance requirements for off-street parking to ensure consistency with the General Plan.	High	Short	Planning	To be included in Zoning Ordinance Update
M 4. Pedestrian Master Plan	Develop a citywide Pedestrian Master Plan or incorporate a pedestrian element into the Bicycle Master Plan update (i.e., would become a Bicycle & Pedestrian Master Plan) to identify recommended improvements in each of the Pedestrian Improvement Focus Areas.	High	Short	Planning, Public Works	Public Works: no comment

PROGRAM	IMPLEMENTATION TASK DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	STATUS
M 5. Transportation impact criteria	Revise the Seaside transportation significance criteria for projects subject to CEQA, including adoption of a vehicle miles travelled (VMT) threshold.	High	Short	Planning	
M 6. Transportation Impact Fee and Nexus Study	Conduct a nexus study as a basis for a transportation impact fee (TIF) program update.	High	Short	Planning	
M 7. Dedicate City staff for Complete Streets and Safe Routes to School projects	Allocate additional staff resources to manage, implement and pursue funding for Complete Street projects, including the submittal of grant applications for bikeway, pedestrian and Safe Routes to School (SRTS) funding.	High	Ongoing	Public Works	Public Works: Funded-Project going out to bid Spring 2026.
<b>Table 23: Conservation, Park, and Open Space Programs</b>					
C 1. Tree Preservation Ordinance	Adopt an ordinance specifically addressing the preservation of oak trees. At a minimum, this ordinance shall include restrictions for the removal of oaks of a certain size, permit requirements for removing oaks of the size defined, and specifications for relocation or replacement of oaks removed.	High	Short	Planning	Pending
C 2. Habitat Management Plan	Continue to partner with local, regional, and federal agencies to implement the programs outlined by the HCP and HMP.	High	Ongoing	Planning	Pending
C 3. Seaside Habitat Management Plan	As funding becomes available, develop a Seaside Habitat Management Plan that outlines the habitat management protection measures not already addressed in the Fort Ord HMP and HCP to protect habitat and species specific to Seaside and for areas outside the Plan Area of the FORA HCP. The Seaside Habitat Management Plan should include roles and responsibilities and identify funding or financing mechanisms to implement the plan. The Seaside Habitat Management Plan should be consistent with the Fort Ord HMP and HCP.	Medium	Medium	Planning	Pending
C 4. Fort Ord Regional Habitat Cooperative	Be a cooperative member of the Fort Ord Regional Habitat Cooperative (Joint Powers Authority), and coordinate with FORA and the other cooperating members to finalize the HCP Plan and Implementing Agreement.	High	Short	Planning	Pending
C 5. Dark Sky Lighting Ordinance	Prepare a Dark Sky Ordinance to regulate outdoor lighting through the adoption of comprehensive citywide outdoor lighting standards.	Medium	Medium	Planning	Pending
C 6. Archaeological Sensitivity Map	Develop a Cultural Resource Sensitivity Map based upon field and literature surveys identifying the locations of known cultural resources and areas of archaeological sensitivity within the City and its Sphere of Influence.	High	Short	Art and History Commission, Planning	Pending
C 7. Historic Context Statement	Prepare a historic context statement to form the basis of evaluating significance and integrity of historic resources.	High	Short	Art and History Commission, Planning	Pending
C 8. Historic Resource Survey	Use the Historic Context Statement to guide, establish, and maintain an historic resource survey for Seaside	High	Ongoing	Planning, Art and History Commission	Pending
C 9. Siltation Program	Seaside, in consultation with the Natural Resources Conservation Service, shall develop a program that will provide, to every landowner, occupant, and other appropriate entities information concerning vegetation preservation and other best management practices that would prevent siltation of waterways in or downstream of the former Fort Ord.	High	Short	Planning, Public Works	Pending

PROGRAM	IMPLEMENTATION TASK DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	STATUS
C 10. Update Zoning Code	Update the zoning code and requirements for all new land use development applications to establish standards that further the health and diversity of Seaside's urban forest. Updates should include tree planting guidelines, accommodation of trees during infrastructure design for projects, and preservation of mature trees where possible.	Medium	Short	Planning,	To be included in Zoning Ordinance Update.
PO 1. Wayfinding program	Implement a wayfinding and signage program to improve visibility to key City parks, the National Monument, Seaside Beach, and the State Dunes Beach.	Medium	Short	Public Works, Planning, Recreation Services	Public Works: add to unfunded CIP List
PO 2. Joint use with MPUSD	Maintain existing joint use agreements with MPUSD to allow residents greater park access.	High	Short	Public Works, Planning, Recreation Services	Public Works: COMPLETE
PO 3. Joint use with CSUMB	Strive to establish a formal joint use agreement with CSUMB allowing Seaside residents to use campus sports and recreation facilities.	Medium	Short	Planning, Recreation Services	
PO 4. Joint use with US Army	Strive to establish a formal joint use agreement with the US Army allowing Seaside residents to use publicly-accessible parks and open spaces.	Medium	Short	Planning, Recreation Services	
PO 5. Seaside history	Create a short history of Seaside and its peoples for distribution to schools, visitors and interested businesses.	High	Short	Arts and History Commission	
PO 6. Maintenance plan	Develop a park maintenance plan that specifies the types of maintenance required for each park and timing of such work.	High	Short	Public Works	Public Works: in-progress
<b>Table 24: Healthy and Sustainable Communities Programs</b>					
HSC 1. Health resources inventory	Develop an inventory of health resources in the City in cooperation with the Monterey County Department of Public Health and the Blue Zones project..	Medium	Short	Planning	Pending
HSC 2. Healthy food choices	Develop a plan to attract more healthy food choices to the residents of the city. The plan should strategically consider location and expansion of new and existing businesses to promote access to healthy food choices throughout the city.	Medium	Long	Planning	Pending
HSC 3. Greenhouse gas inventory	Prepare a revised greenhouse gas inventory on regular 3-year cycles.	Medium	Ongoing	Planning, Engineering	Engineering - no comment, assist Planning as requested
HSC 4. Climate Action and Adaptation Plan	Prepare a Climate Action and Adaptation Plan that establishes greenhouse gas reduction targets in alignment with State targets. Specify energy, water, transportation, and other actions necessary to meet those targets. Identify Seaside's most significant potential climate change risks and vulnerabilities in order to create a framework for decision makers to build a more resilient and sustainable community. Include an adaptation strategy and regular plan maintenance as addressed in the Health and Sustainable Community Element. Special focus should be provided related to sea level rise and coastal flooding, drought, extreme heat, and wildfire risk.	High	Ongoing	Planning, Engineering	CAAP adopted by Council. Engineering - no comment, assist Planning as requested

PROGRAM	IMPLEMENTATION TASK DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	STATUS
HSC 6. Zoning and implementation ordinances	Regularly review and update zoning and building codes to enable innovative sustainability measures, including implementation of the following: <ul style="list-style-type: none"> <li>• Greywater capture and reuse systems</li> <li>• On-site bioretention-based stormwater facilities</li> <li>• Wind generation on residential and commercial buildings</li> <li>• Electric vehicle infrastructure requirements</li> <li>• Establish green building performance standards</li> <li>• Design standards that promote healthy food and activity choices, including sidewalks, safe routes to schools, and access to parks and open space.</li> </ul>	High	Ongoing	Planning, Building and Code Enforcement	To be included in Zoning Ordinance and other Ordinance Updates as part of implementation of the CAAP.
HSC 7. Educational materials	Produce a City resource guide for commercial and residential solar and wind installation, including information on state and local regulations, incentives, and other third-party programs.	Medium	Ongoing	Planning, Building and Code Enforcement	Pending
HSC 8. Central Coast Community Energy	Annually review the progress of the Central Coast Community Energy region-wide collaborative partnership progress in funding renewable energy projects and reducing carbon-based emissions.	High	Ongoing	Planning, Engineering	Engineering - applies activities as relates to projects
HSC 9. Information campaign about early childhood education	Promote significant benefits of quality early childhood education to community members, employers, businesses and developers through social marketing campaigns.	Medium	Ongoing	Planning, Community and Economic Development	Pending
HSC 10. Licensed childcare providers	Work with local institutions of higher education and the Child Care Resource & Referral agency to coordinate and expand professional development pathways for residents to become licensed childcare providers.	Medium	Short	Planning, Community and Economic Development	City partner Monarch SBDC is providing resources and incentives to those wanting to start at at home daycare facility
HSC 11. Child care needs assessment	The City will work with local institutions, including the Monterey County Health Department and Monterey Unified School District, to assess child care needs and will work with local organizations and institutions, where feasible, to implement programs to address childcare shortfalls.	High	Ongoing	Planning, Community and Economic Development	Pending
HSC 12. Enrichment programs	Partner with local institutions, including the Monterey Peninsula Unified School District and Monterey County Free Libraries, and other public and private organizations to maintain and enhance existing extended learning opportunities through after-school enrichment programs, summer boost programs, school breaks, and weekends for all children.	High	Short	Planning, Community and Economic Development	The City continues to expand program offerings to include school break camps and other organizations such as Palenke Arts provide after school enrichment services
HSC 13. Siltation program	Develop a program preventing siltation of waterways focused on former Fort Ord lands.	High	Short	Planning	
<b>Table 25: Utility Infrastructure</b>					
CFI 1. Plan consistency	Following adoption of the General Plan, review the existing, adopted Specific Plans, and the Local Coastal Plan (LCP) and the LCP Implementation Plan, and make changes to ensure consistency with the General Plan.	High	Short	Planning, City Attorney	Specific Plans and LCP are under review
CFI 2. City ordinances	Update the existing City code and ordinances to reflect current requirements and GP policies for water, sewer, and storm drainage requirements and policies.	High	Short	Planning, Public Works	Public Works: in-progress
CFI 3. Water System Master Plan and Rate Study	Revise the Water System Master Plan based on current requirements and policy for Seaside Muni, CalAm, and Marina Coast	Medium	Ongoing	Seaside Municipal Water Supply	Public Works: in-progress

PROGRAM	IMPLEMENTATION TASK DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	STATUS
CFI 4. Water allocation process	Take a leadership role in the development of a unified water allocation process for all local agencies, including: <ul style="list-style-type: none"> <li>• Support regional efforts to develop new water supplies for Cal-Am and MCWD to ensure water supply for both existing and proposed uses within the City.</li> <li>• Work with regional partners (Cal-Am, MCWD, MRWPCA, and/or MPWMD) to ensure new water supplies are obtained for SMWS to meet its long-term needs.</li> <li>• Establish priorities for water allocation in order to catalyze investment in key areas of the City, such as Downtown (West Broadway Urban Village Specific Plan area) and Fremont Boulevard</li> </ul>	High	Short	Public Works, SMWS, Planning	Public Works: in-progress
CFI 6. MRSWMP participation	Continue to participate in the Monterey Regional Stormwater Management Program (MRSWMP).	Medium	Ongoing	Public Works	Public Works: on-going
CFI 7. Stormwater development standards	Develop a guidance document to clarify stormwater requirements specific to the Coastal Zone, the former Fort Ord, and any requirements which the City may have over- and-above the MRSWMP requirements. Identify opportunities that result in water being "credited" back to the City.	High	Short	Public Works	Public Works: on-going
CFI 8. Stormwater Master Plan	Update the 2013 Draft Stormwater Master Plan to reflect current and upcoming permit requirements and resulting capital expenditures.	High	Ongoing	Public Works	Public Works: in-progress
CFI 9. Stormwater Utility Fee	Implement a Stormwater Utility Fee.	Medium	Short	Public Works	Public Works: in-progress
CFI 11. Maintenance schedule	Create a routine maintenance schedule for infrastructure.	High	Short	Public Works	Public Works: in-progress

**Table 26: Safety Element Programs**

S 1. California Building Codes	As new versions of the California Building Standards Code (CCR Title 24, published triennially) are released, adopt and enforce the most recent codes. Specifically, to minimize damage from earthquakes and other geologic activity, implement the most recent State and seismic requirements for structural design of new development and redevelopment.	Medium	Ongoing	Building and Code	Completed January 1, 2026
S 3. Flood inundation map	Partner with the USGS to develop a flood inundation map to identify areas prone to localized flooding in Seaside.	Medium	Short	Planning	Ongoing
S 4. Fire Code	Adopt the most recent Uniform Fire Code provisions and appropriate amendments.	Medium	Ongoing	Fire, Building and Code Enforcement	Completed January 1, 2026
S 5. Fire preventative measures	Develop fire prevention measures in wildland-urban interface areas to reduce wildfire hazards, in cooperation with Fort Ord jurisdictions and the surrounding communities' fire protection agencies.	Medium	Ongoing	Fire, Planning	Ongoing
S 6. Remediation of hazardous and toxic materials	Work closely with regional and federal partners on former Fort Ord remediation. Perform timely reviews of the implementation progress and maintain a public record of property locations which contain hazardous materials, including a timetable for and the extent of remediation to be expected.	High	Ongoing	Planning	Ongoing
S 7. Hazardous materials management	For the use of former Fort Ord lands, the City shall assess the use of hazardous materials as part of its environmental review and/or include approval, and development of a hazardous management and disposal plan as a condition of project, subject to review by the County Environmental Health Department.	High	Ongoing	Building and Code Enforcement, Fire	Ongoing

PROGRAM	IMPLEMENTATION TASK DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	STATUS
S 8. Emergency Preparedness Plan	Prepare an Emergency Preparedness Plan for disaster planning and guidance in responding to emergencies.	High	Ongoing	Fire	Ongoing (current plan adopted November 7, 2024)
S 9. Emergency response training sessions	Hold annual training sessions for staff and the public to educate all residents and businesses about emergency response procedures, evacuation routes, and locations of critical facilities.	Medium	Ongoing	Fire	Ongoing
S 10. Critical facilities inventory	Establish a critical facilities inventory and establish guidelines for operations of such facilities during emergencies.	High	Short	Fire, Police	Ongoing

**Table 27: Noise Programs**

N 1. Requirement for acoustical studies	Amend development application requires so that prior to accepting development applications as complete, projects complete acoustical studies prepared by qualified professionals for all new development that is: <ul style="list-style-type: none"> <li>Proposed in the City's jurisdiction that could result in noise environments above Zone A of Table 19, (normally acceptable noise ranges), including any proposed development located within a 60dBA CNEL or higher noise contour, as shown in Figure 61, Future Noise Contours.</li> <li>Proposed in the Fort Ord Planning Area that could result in noise environments above noise range I (normally acceptable ranges), as shown in Table 20.</li> </ul> Acoustical studies shall identify mitigation measures that would be required to comply with the noise guidelines in Table 19 and Table 20 to ensure that existing or proposed uses will not be adversely affected.	High	Ongoing	Planning	To be included in Zoning Ordinance Amendment
N 2. Update the City's Noise Ordinance	Provide development standards and project design guidelines that include a variety of mitigation measures that can be applied to meet City standards. Additionally, the City shall update the City's Noise Ordinance for application in the former Fort Ord, including adopting land use compatibility criteria for exterior community noise, shown in Table 4.5-3 of the FORA Base Reuse Plan Conservation Element; and incorporating the performance standards shown in Table 4.5-4 of the FORA Base Reuse Plan Conservation Element to control noise from non-transportation sources, including construction noise.	High	Short	Planning	To be included in Zoning Ordinance Amendment
N 3. Construction noise limits	Review the hours of allowed construction activity to ensure they effectively lead to compliance within the limits (maximum noise levels, hours and days of allowed activity) established in the City's noise regulations (Title 24 California Code of Regulations, Zoning Ordinance, and Chapter 21A of the Municipal Code).	Medium	Ongoing	Planning	To be included in Zoning Ordinance Amendment
N 4. Reduce motor vehicle noise	The City should coordinate with Caltrans to evaluate the exposure of existing and future residences in Seaside to noise generated by motor vehicle activity on State Route 1 and Canyon Del Rey Boulevard/State Route 218. As appropriate and feasible to protect residents from excessive traffic noise, the City should encourage the construction of aesthetically pleasing sound barriers on Caltrans facilities.	Medium	Ongoing	Planning, Caltrans	Pending
N 5. Reduce rail noise	If TAMC initiates passenger rail service in Seaside, the City should coordinate with TAMC to encourage the designation of "quiet zones" along the rail corridor adjacent to land uses that are sensitive and/or the installation of aesthetically pleasing sound barriers to reduce the exposure of nearby residences to rail noise. In addition, the City should coordinate with TAMC to encourage the design and use of trains that reduce groundborne vibration.	Medium	Ongoing	Planning, TAMC	Passenger Rail Service not yet proposed

**Table 28: Mobility Physical Improvements**

PROGRAM	IMPLEMENTATION TASK DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	STATUS
M 2. High-Priority Crossing Improvements	Install intersection-specific crossing improvements to reduce the rate of collisions at the following intersections: <ul style="list-style-type: none"> <li>Hilby Avenue &amp; Fremont Boulevard: Install pedestrian crossing enhancements to reduce the rate of pedestrian collisions.</li> <li>Del Monte Avenue &amp; Canyon del Rey Boulevard: Install high-visibility bicycle lane or sharrow treatments to reduce the rate of bicycle collisions.</li> </ul>	High	Short	Public Works	Public Works: Complete
M 3. Noche Buena Safe Routes to School & Traffic Calming Improvements	Plan, design, and install pedestrian improvements along the Noche Buena Avenue corridor that connects Seaside High School with Del Rey Woods Elementary School. Include traffic calming measures on segments not served by MST JAZZ service (north of Playa Avenue and south of Hilby Avenue). Initial planning could occur as part of the Pedestrian Master Plan (see Mobility Programs), or sooner as a standalone project.	High	Short	Public Works	Public Works: Add to non-funded CIP list
M 4. East Broadway Complete Streets	Construct "complete street" improvements on Broadway Avenue, between Fremont and General Jim Boulevards, as identified in the 2040 General Plan Mobility Element to include: <ul style="list-style-type: none"> <li>Reduce motor vehicle lanes to one through lane per direction to allow for bicycle lanes and wider sidewalks.</li> <li>Widen sidewalks to 15 feet between Fremont Blvd &amp; Noche Buena Ave.</li> <li>Provide bulbouts at most crosswalks to reduce crossing distances.</li> <li>Provide transit stop amenities at MST JAZZ stops located on East Broadway.</li> </ul>	High	Short	Public Works	Public Works: in-progress
M 5. Fremont Boulevard Complete Streets Corridor	Construct street improvements on Fremont Boulevard, as identified in the Seaside 2040 Mobility Element to include: <ul style="list-style-type: none"> <li>Install bicycle lanes in both directions.</li> <li>Reduce to one southbound through lane for motor vehicles to allow for a reduction in pedestrian crossing distances, wider bicycle lanes.</li> <li>Coordinate signals to reduce delays to all travel modes.</li> <li>Provide transit stop amenities at MST JAZZ stops. Consider the provision of transit signal pre-emption, and bus queue-jump lanes at some locations, to reduce delays to MST JAZZ service on Fremont Boulevard.</li> </ul>	High	Ongoing	Planning, Engineering	Public Works: Add to non-funded CIP list
M 6. LaSalle Avenue Safe Routes to School & Traffic Calming Improvements	Plan, design and install pedestrian improvements along the LaSalle Avenue, from Del Monte Boulevard to Old Terrace Elementary School. Initial planning could occur as part of the Pedestrian Master Plan (see Mobility Programs).	High	Medium	Public Works	Public Works: in progress
M 7. FORTAG Trail. Construct the FORTAG trail	Add wayfinding, viewing platforms, seating, and other amenities. Seaside reserves the right to modify portions of the trail within city boundaries. Connect the FORTAG trail to the circulation network of the city, including but not limited to Broadway Avenue, Hilby Avenue, San Pablo Avenue, Eucalyptus Road, Campus Town, Main Gate, and under Highway 1.	High	Medium	Public Works	TAMC project
M 8. Coastal Access Pedestrian Improvement Focus Area Design	Pursue funding for, and construct pedestrian improvements between Oldemeyer Center and the coastline.	Low	Medium	Public Works, Caltrans	Caltrans project completed.
M 9. Bicycle Boulevards	Design, pursue funding for, and construct bicycle boulevards to connect Seaside neighborhoods and schools as identified in the Mobility Element.	Low	Medium	Public Works	

PROGRAM	IMPLEMENTATION TASK DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	STATUS
M 10. Del Monte Boulevard Complete Streets Corridor	North of Broadway: reduce to one northbound through lane for motor vehicles (concurrent with elimination of one southbound lane on Fremont Boulevard) to allow for bicycle lanes (without requiring removal of on- street parking), and reduced pedestrian distances. Coordinate signals for southbound travel.	Low	Medium	Public Works	Public Works: not funded
M 11. Seaside East: Complete Streets Network & Pedestrian Improvement Focus Area improvements.	Construct the complete street improvements to serve Seaside East concurrent with, and primarily funded by, new development in Seaside East.	Low	Ongoing	Community and Economic Development, Public Works	This is an ongoing effort. Water availability and the meter moratorium continue to be barriers to develop land
M 12. Campus Town Complete Streets Network & Pedestrian Improvement Focus Area	Construct the complete street improvements to serve Campus Town, concurrent with, and primarily funded by, new development.	High	Ongoing	Community and Economic Development, Public Works	Public Works: in progress
M 13. Seaside Transit Station	Continue to support efforts aimed at providing regional rail or bus rapid transit (BRT) service that would include the planned Seaside Transit Station on Del Monte Boulevard at the western end of Broadway Avenue.	High	Medium to Long	Public Works, TAMC	Public Works: in progress
M 14. Citywide Bikeway Network Completion	Complete installation of the entire planned citywide network of Class II bicycle lane, Class III-E Bicycle Boulevard and Class IV Exclusive Bikeway segments by 2030.	High	Medium to Long	Public Works	Public Works: not started
M 15. Highway 1 – Redesign of Franklin Boulevard	Continue to pursue the planned, but unfunded, redesign of the Highway 1 interchange with Franklin Boulevard.	Medium	Long	Public Works, Caltrans	Public Works: CalTrans is lead (this should be Fremont Blvd not Franklin)
M 16. Roundabouts	Consider installation of roundabouts to reduce speeds on General Jim Moore Boulevard and at other locations as shown on the 2040 Roadway Network map, subject to available funding.	Low	Long	Public Works	Public Works: in-progress
M 17. New Highway 1 Interchange to/from Monterey Road	Collaborate with Caltrans and TAMC to pursue implementation of the proposed additional Highway 1 interchange to/from Monterey Road, subject to available funding.	Low	Long	Public Works, TAMC, Caltrans	Public Works: CalTrans is lead (M17 & M15 this is the same area, consider combining)
M 18. Visibility Improvement of Crosswalks.	Improve safety at crosswalks where paint has faded	Medium	Ongoing	Public Works	Public Works: on-going

**Table 29: Parks, Open Space, and Conservation Physical Improvements**

PO 1. Seaside East Regional Park	Build approximately 50 acres of commercial recreational open space and parks in Seaside East.	High	Medium	Public Works	Public Works: not started
PO 2. FORTAG. Connect the FORTAG trail	Add wayfinding, viewing platforms, seating, and other amenities. Connect the FORTAG trail to the circulation network and consider place making opportunities.	High	Medium	TAMC	

PROGRAM	IMPLEMENTATION TASK DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	STATUS
PO 3. Parks in Existing Seaside Neighborhoods	Create new parks within existing Seaside Neighborhoods as funds and opportunities are available	Medium	Long	Public Works	Public Works: not started
PO 4. Parks in existing Seaside neighborhoods	Create new parks within existing Seaside neighborhoods, as identified in the West Broadway Urban Village Specific Plan, the Parks Master Plan, and north of East Broadway (as funds are available).	High	Long	Public Works	Public Works: not started
<b>Table 30: Infrastructure Physical Improvements</b>					
CFI 1. Capital improvement projects	Implement capital improvement projects identified in the Water System Master Plan.	Medium	Ongoing	Public Works	Public Works: in-progress
CFI 2. Water supply	Modify the SMWS system to allow new supplies developed in conjunction with regional partners (Cal-Am, MCWD, MRWPCA, and/or MPWMD) to be transmitted and connected to the SMWS system.	High	Short	Public Works	Public Works: in-progress
CFI 3. Short-term (priority) storm drainage projects	Implement near- term capital improvement projects identified in the Stormwater Master Plan.	High	Short	Public Works	Public Works: in-progress
CFI 4. Long-term storm drainage projects	Implement medium- and long-term capital improvement projects identified in the Stormwater Master Plan.	Medium	Medium/ Long	Public Works	Public Works: in-progress

**Please Start Here**

General Information	
Jurisdiction Name	Seaside
Reporting Calendar Year	2025
Contact Information	
First Name	Haroon
Last Name	Noori
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Street Address	440 Harcourt Ave
City	Seaside
Zipcode	93955

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Seaside	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/15/2023 - 12/15/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	33
Above Moderate		27
<b>Total Units</b>		<b>60</b>

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	26	7
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	106
Accessory Dwelling Unit	0	34	21
Mobile/Manufactured Home	60	0	0
<b>Total</b>	<b>60</b>	<b>60</b>	<b>134</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	58	60
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	28
Sites Rezoned to Accommodate the RHNA	0





Jurisdiction	Seaside	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	86	-	-	-	-	-	-	-	-	-	-	-	86
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	55	-	-	-	-	-	-	-	-	-	-	-	55
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	156	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	33	-	-	-	-	-	-	33	123
Above Moderate		319	44	-	8	27	-	-	-	-	-	-	79	240
<b>Total RHNA</b>		<b>616</b>												
<b>Total Units</b>			<b>44</b>	<b>-</b>	<b>8</b>	<b>60</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>112</b>	<b>504</b>

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

- \*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).
  - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Jurisdiction	Seaside	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "+" indicates an optional field  
 Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

<b>Jurisdiction</b>	Seaside	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>Program 21: Fair Housing Services</b>	Continue to provide CDBG funding to continue ECHO's work in Seaside. Refer households experiencing housing instability or crisis to appropriate agencies and resources.	12/15/2031	6th Cycle	Continuous	Ongoing. The City provides CDBG funding to ECHO annually to continue their fair housing services in Seaside.	Households	40	
<b>Program 21: Fair Housing Services</b>	Ensure ECHO's in-person outreach efforts consider the characteristics of the special needs populations (lower income, Hispanic, elderly, persons with disabilities, language spoken) and their location (Census Tracts 137) by: - Ensuring in-person outreach is done in CT 137 - Making outreach materials available in Spanish  Reviewing outreach effectiveness quarterly.	12/15/2031	6th Cycle	Continuous	Ongoing. City staff continues to monitor ECHO's outreach efforts in the City. The City is also considering enhancing ECHO's outreach efforts by making ECHO's outreach at various public locations.	Other	1	
<b>Program 21: Fair Housing Services</b>	Update City website to provide bilingual information regarding fair housing rights and resources.  Ensure website contains a summary of the Fair Employment and Housing Act (FEHA) and lists the protected characteristics outlined in this law.	12/15/2031	6th Cycle	Continuous	Ongoing. The City makes available ECHO's bilingual outreach materials regarding fair housing rights and resources. City staff intends to update the website to contain summary of the Fair Employment and Housing Act (FEHA) and the protected characteristics outlined in this law.	Other	1	
<b>Program 21: Fair Housing Services</b>	Update the Zoning Code to comply with State housing law.	12/31/2026	6th Cycle	In Progress	Zoning Ordinance Amendment to allow residential by-right in Commercial Mixed Use District and rezone of Sites Inventory Parcel Zoned Community Commercial to Commercial Mixed Use approved by Council in December 2024. Zoning Ordinance currently being rewritten to comply with General Plan adopted in 2024 - completion expected by the end of 2026.	Other	1	
<b>Program 21: Fair Housing Services</b>	Ensure ECHO includes outreach and education of the protected characteristics under FEHA as well as the State's new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing.	12/15/2031	6th Cycle	Continuous	This program is ongoing.	Meetings	2	

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>Program 5: Adequate Sites for RHNA and By-Right Approval</b>	Develop new housing opportunities throughout the City by supporting the Seaside Housing Collaborative and identifying additional potential development partners and sites.	6/30/2027	6th Cycle	In Progress	Ongoing. City staff continues to host monthly Board Meeting with the SHC Directors. City Staff worked on identifying potential development sites from a list of the City Owned parcels. Staff narrowed the list to two (2) viable sites and is currently working on drafting documentation to partner with potential developers to acquire and ultimately build affordable housing units. RFP's were received from three applicants and they are under review.	Meetings	8	
<b>Program 9: Accessory Dwelling Units</b>	Facilitate the development of 112 ADUs over eight years. Advertise the availability of Pre approved ADU plans. Provide water rights for deed restricted ADUs.	12/15/2031	6th Cycle	In Progress	The City finalized 36 ADUs in 2024 and 21 ADU's in 2025. Pre-Approved ADU Plans are being updated to reflect 2025 Building Code and will be posted on the City's website upon completion. City Council allocated an additional two acre-feet of water for ADUs on March 6, 2025.	Units	112	
<b>Program 9: Accessory Dwelling Units</b>	Implement CalHome ADU Loan program	12/31/2025	6th Cycle	Completed	City processed and approved a loan for a JADU.	Units	1	
<b>Program 11: Housing Choice Voucher Program</b> <b>Program 21: Fair Housing Outreach and Education</b>	Landlord outreach to expand the location of participating voucher properties and increase mobility of households to tracts closer to transit by: • Educating existing landlords in CT 135 and attract new property owners outside of CT 135. • Host landlord fairs in city community centers and listening sessions in partnership with other Housing CBOs.  Develop outreach and education materials to combat source-of-income stigma via targeted outreach campaign.	12/15/2021	6th Cycle	Continuous	Housing Department Staff conducted meetings with local landlords on Housing Choice Vouchers (Section 8). City Staff is working on outreach and educational materials to combat source of income stigma.	Meetings	1	
<b>Program 9: Accessory Dwelling Units</b>	Inform ADU applicants that ADU units are subject to SB 329 and SB 222- rental unit cannot be denied based on source of income by posting information on the City website and the ADU application.	12/15/2031	6th Cycle	Not Yet Started	Pending.	Other	1	
<b>Program 10: Homebuyer Assistance</b>	Build generational wealth by supporting homeownership opportunities. - Continue supporting ECHO First Time Homebuyer Counseling services in Seaside. - In 2024, evaluate continued support for ECHO or similar service providers during the Consolidated Plan process. - Identify and pursue funding sourced from HCD and HUD, as well as partnerships with non-profits and lenders to provide homebuyer assistance.  Pursue available grant funding resources in 2024 to reinstate the Homebuyer Assistance Program and include information about the program in the planned targeted outreach events in CT 137 if funding is awarded. If funding is awarded, begin implementation within one year or according to grant agreement.	12/15/2031	6th Cycle	In Progress	Housing Department Staff works on continued community education on available Cal HFA programs, including first time homebuyers loans through collaboratin with Cal HFA. City Staff is pursuing available funding from both Federal and State programs with the goal to reinstate a local Homebuyers Assistance Program.	Households	3	

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
AFFH Actions: Community Development	Invest in improvements in low-income, racially segregated communities, especially Census tract 137, by - Prioritizing basic infrastructure improvements (e.g., water, sewer) - Targeting acquisition and rehabilitation to vacant and blighted properties in this tract  Prioritize capital improvement projects in this census Tract 137.	12/15/2031	6th Cycle	Continuous	This program is ongoing. The City continues to provide CDBG funding to different public facilities and infrastructure projects in LMI tracts annually.	Other	10	
AFFH Actions: Community Development	Complete the following planned improvement projects with components within Census Tract 137: 1. Fremont Center Medians - Design phase underway, construction phase estimated to start in the Fall of 2024 2. Broadway Ave Corridor Improvements - Design phase underway, construction phase estimated to start in the late-Fall of 2025 3. FOG Program Development - Citywide program. Development of a FOG program with staff training to inspect food service establishments for compliance with FOG regulations. Program Development estimated to be completed in April 2024 4. Stormwater Master Plan Update - Citywide project. Project underway, estimated completion date is May 2024. 5. Bike-Safe Grate Upgrades - Citywide project. Design phase underway, construction phase estimated to start in the Summer of 2024 6. Street Sign Upgrades - Citywide project. Upgrades to take place between April-June 2024.	12/31/2026	6th Cycle	In Progress	Fremont Center Medians completed April 21, 2025. Design complete for Broadway Corridor Improvements - project going out to bid in March 2026 with anticipated construction start date for Fall 2026. Construction will take place over 2-years with an estimated completion date of Fall 2028. FOG program was completed in April 2024 and is being implemented. Final Draft of Stormwater Master Plan Update is under review by staff. Bike-safe grate upgrades were completed in September 2024. Street Sign upgrades were completed in October 2024.	Other	4	
AFFH Actions: Community Development	Conduct proactive community engagement; continue to educate the community about health and safety codes via increased outreach, especially in Census Tract 137.	12/15/2031	6th Cycle	Continuous	In 2025, Code Enforcement received 30 complaints in Census Tract 137. 21 of those 30 cases have been closed, so 70% of the cases have been resolved.	Other	10	

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
AFFH Actions: Community Development	Implement the City's CalHome ADU Loan Program. Ensure program outreach is conducted in Census Tract 137.	12/15/2031	6th Cycle	Continuous	City received a \$1,000,000 CalHome ADU Loan in 2020 to issue ten (10) \$100K loans to low-income homeowners for the creation of ten (10) ADU's that would be rented to low-income homeowners. The grant had to be fully expended by June 2024. Ultimately, one applicant was identified, qualified and the Housing Department closed out the CalHOME ADU Loan Program, supporting the City of Seaside's goal to create affordable housing opportunities. The City of Seaside is one of two agencies, in the State of California, to successfully build a ADU/JADU under the HCD CalHOME ADU Loan Program. City Staff will continue to monitor this program to ensure compliance to State-mandated CalHOME guidelines.	Units	20	
AFFH Actions: Community Development	Recruit residents from CT 137 to serve on boards, committees, task forces and other local government decision-making bodies.	6/30/2026	6th Cycle	In Progress	The City Clerk's Office as expanded it's outreach methods to include all residents of the City utilizing methods such as the City's newsletters and social media. This has attracted at least one candidate, which was assigned as a Commissioner on the City's Homeless Commission on March 20, 2025. Recruitment of Commissioners will continue as vacancies become available.	Persons	1	
AFFH Actions: Broadway Avenue Complete Streets Project	Begin construction/complete Broadway Avenue Complete Streets Projects. Implement non-infrastructure programming designed to increase the shift to active transportation modes and long-term behavior change.	6/30/2027	6th Cycle	In Progress	Begin construction/complete Broadway Avenue Complete Streets Projects. Implement non-infrastructure programming designed to increase the shift to active transportation modes and long-term behavior change.	Other	1	

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>AFFH Actions: Supportive Services for Special Needs</b>	<p>The City of Seaside provides various youth programs and is continually evaluating opportunities to expand. Programs include:</p> <ul style="list-style-type: none"> <li>- CHAMP Program, administered by the Seaside Police Department provides mentorship to Seaside Youth</li> <li>- Youth Employment Program, administered by the Seaside Recreation Department, provides youth ages 15-18 with first time paid job experience during the summer in conjunction with resume and job search support.</li> <li>- Police Youth Diversion Program, administered by the Seaside Police Department and Monterey Peninsula Unified School District prevents youth from entering the justice system by providing them with positive alternatives and counseling.</li> <li>- VIP Program, administered by the Recreation Department, provides teens with an opportunity to gain work experience and skills while earning community service hours.</li> <li>- Workshops: The Seaside Recreation Department hosts monthly workshops for local teens. Topics include but are not limited to Financial Health, Youth Employment Opportunities, and Job Readiness.</li> </ul> <p>The City will:</p> <ul style="list-style-type: none"> <li>- Continue to engage in bilingual outreach</li> </ul>	12/15/2031	6th Cycle	Continuous	<p>The City's CHAMP youth cadet program has 10 youth from the community.</p> <p>Youth Employment Program In 2025, thirteen youth participants were hired and remained employed throughout the year in positions across Facilities, Teen Centers, After-School Programs, and Sports Programs. All participants completed a comprehensive four-week orientation focused on essential job readiness skills, including employment search strategies, application completion, résumé and cover letter writing, and interview preparation.</p> <p>This program not only provided meaningful work experience but also offered financial support that positively impacted participants' home lives, academic pursuits, and extracurricular activities.</p> <p>Diversion Program In 2025, four youth were referred to the Diversion Program. To date, four participants have successfully completed the program, with one case</p>	Persons	125	
<b>AFFH Actions: Digital Divide</b>	<p>Taking action to close the digital divide by considering the needs of residents in Census Tract 137 if funding becomes available for the Seaside Broadband Master Plan.</p> <p>If funding becomes available, Seaside Broadband Master Plan outreach process to include active outreach to CT 137.</p>	12/15/2031	6th Cycle	Continuous	<p>This program is ongoing. The City continues to pursue funding</p>	Units	1	
<b>AFFH Actions: Tenant Protection and Anti-Displacement</b>	<p>Ensure existing residents in Census Tract 137 can remain and benefit as the neighborhood improves by:</p> <ul style="list-style-type: none"> <li>- Creating a listing of affordable units available Citywide and posting in the City website</li> <li>- Including portal for providers to report vacancies</li> <li>- Include information on City's website on County resources</li> </ul> <p>Inform residents of online registry during targeted outreach events (by ECHO and during Parks Master Plan development).</p>	12/15/2031	6th Cycle	Continuous	<p>City Staff continues to partner with ECHO to support residents in need of assistance.</p>	Units	2	
<b>AFFH Actions: Tenant Protection and Anti-Displacement</b>	<p>Provide Housing Authority of the County of Monterey (HACM) Mon with updates on vacancies.</p>	12/15/2031	6th Cycle	Continuous	<p>Due to delays caused by loss of City Staff and Staff Turnover, updates have been delayed.</p>	Other	1	

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>AFFH Actions: Tenant Protection and Anti-Displacement</b>	<p>Help residents transition to their new homes when displacement cannot be prevented providing with link to the Monterey County Housing Authority's Rental Registry.</p> <p>Partner with nonprofits that serve underserved residents within the City to share information on fair housing and tenant rights. The City will create a fair housing informational flyer including Fair Housing Rights and resources available to distribute to local non-profits.</p> <p>Promote the Housing Authority of Monterey County's Emergency Housing Voucher Program, and other Housing Choice Voucher Programs, to tenants at-risk of displacement.</p> <p>Educational flyers will be in English and Spanish.</p>	12/15/2031	6th Cycle	Continuous	City Staff continues to be a resource to residents of Seaside by providing guidance and direction to available Monterey County Housing	Persons	7	
<b>AFFH Actions: Tenant Protection and Anti-Displacement</b>	<p>Educate development community and tenants about first right of refusal requirements per the City's Inclusionary Housing policy by:</p> <ul style="list-style-type: none"> <li>- Posting this information on the City's fair housing webpage</li> <li>- Include this information on informational flyer to be shared with nonprofit partners</li> </ul>	12/15/2031	6th Cycle	Continuous	Flyer were created and shared with the public via Church Community Meeting, Outreach programs and posted at Seaside Creates	Other	4	
<b>AFFH Actions: Tenant Protection and Anti-Displacement</b>	Establish procedures to implement SB 330, including replacement requirements	12/31/2025	6th Cycle	Completed	Staff is aware of the requirements of SB 330. Projects which are consistent with the General Plan do not require Rezones. No residential units (affordable or otherwise) have been proposed for removal.	Other	1	
<b>AFFH Actions: Tenant Protection and Anti-Displacement</b>	Collaborate with non-profits to pursue acquisition/rehabilitation of affordable housing beyond those at-risk.	12/15/2031	6th Cycle	Continuous	This program is ongoing.	Other	1	
<b>Program 26: Anti-Displacement Strategy</b>	<p>Adopt a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing housing costs in the City.</p> <p>The strategy will include measures that encourage affordable housing production, work to preserve existing affordable housing, and protect current residents from displacement in rapidly changing portions of the city, particularly in Census Tracts 137 and 140.</p>	12/15/2031	6th Cycle	Not Yet Started	This program is ongoing.	Other	1	

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<p><b>Program 14: Preservation of Publicly Assisted Low Income Housing</b></p>	<p>In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside.</p> <p>- Monitor Units at Risk: The City will keep in regular contact with the five projects with affordable units to monitor any change in status or intent to maintain the projects as affordable housing. The City will also ensure that no affordable rental unit is allowed to convert to a condominium without meeting the requirements of the City's adopted condominium conversion ordinance in Chapter 17.42 of the Zoning Ordinance.</p> <p>- Provide Tenant Education: If any of these projects files a Notice of Intent to opt out of affordability covenants, the City will work with tenants to inform them of their rights under federal and State regulations, including receiving proper noticing. New State law requires noticing the tenants three years, one year, and six months ahead of conversion.</p> <p>- Work with Potential Priority Purchasers: Work with Seaside Housing Collaborative to pursue acquisition/rehabilitation</p>	12/15/2031	6th Cycle	Continuous	<p>The SHC is an independent 501c3, though it currently (as of May 2024) relies on City Staff and Resources for its operations. Meetings are held monthly on the third Wednesday of each month at 10:00 AM in the Black Horse room at the Oldemeyer Center. Through collaboration with local landlords and community involvement, the SHC provides information and direction on identifying opportunities for affordable housing opportunities. Ongoing: City staff continues to host monthly Board Meeting with the SHC Directors. City Staff worked on identifying potential development sites from a list of the City Owned parcels. Staff narrowed the list to two (2) viable sites and is currently working on drafting documentation to partner with potential developers to acquire and ultimately build affordable housing units. RFP's were received from three applicants and they are under review.</p>	Meetings	8	
<p><b>AFFH Actions: Economic Development</b></p>	<p>Increased housing and jobs opportunities through the West Broadway Urban Village Specific Plan (WBUVSP), which encourages higher density and mixed-use redevelopment, in CT 140.</p> <p>Ensure existing businesses in CT 140/WBUVSP area benefit from redevelopment by:</p> <p>- Annually conduct on-site multi-lingual outreach to small businesses. About two to three times a month, a dedicated outreach staff member makes on-site visits to educate small business owners regarding potential financing and access to low-cost capital</p> <p>- Annually organize Community Business Meetings on an occasional basis, sometimes based on a specific topic and sometimes just to obtain feedback.</p> <p>- Increase the visibility of the Economic Development staff located within the West Broadway Urban Village.</p> <p>The City is presently researching potential providers of technical assistance to small businesses.</p>	12/15/2031	6th Cycle	Continuous	<p>Staff has provided outreach to small businesses by doing business visits. During the visits staff has shared information for free training workshops from local partners (Monarch SBDC, Monterey County Business Council, SCORE Central Coast and SeeMonterey) to enhance their marketing efforts, how to create a business plan, gain access to low-cost capital, and other similar topics. Staff is also multi-lingual and is able to interact with a larger number of businesses. Staff identified a partner to provide direct technical assistance, however the selected partner was acquired by another entity. Staff will formalize an agreement in FY25-26 with the entity to provide technical assistance. The City has launched Seaside at Your Fingertips that provides business owners with valuable insights into store foot traffic, competitor activity and customer demographics, enabling them to leverage data to enhance their operations. After receiving their reports, participants are connected with Monarch SBDC</p>	Other	15	

<b>Jurisdiction</b>	Seaside	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Period</b>	6th Cycle	12/15/2023 - 12/15/2031

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table E**

**Commercial Development Bonus Approved pursuant to GC Section 65915.7**

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

<b>Jurisdiction</b>	Seaside	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	12/15/2023 - 12/15/2031

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Seaside	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "\*" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table F2**  
**Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2**

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier				Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes		
1				2	3	4							5		6		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes	
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0		

<b>Jurisdiction</b>	Seaside	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Period</b>	6th Cycle	12/15/2023 - 12/15/2031

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1			2	3	4	
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

<b>Jurisdiction</b>	Seaside	<b>NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns</b>	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
<b>Reporting Period</b>	2025		

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

**Table H**

**Locally Owned Surplus Sites**

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Seaside	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

**NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY.** This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier			Project Type	Date	Units (Beds/Student Capacity) Approved								Units (Beds/Student Capacity) Granted	Notes
1			2	3	4								5	6
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

<b>Jurisdiction</b>	Seaside	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	12/15/2023 - 12/15/2031

## ANNUAL ELEMENT PROGRESS REPORT

**Table K**  
**Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		
<b>Notes</b>		

<b>Jurisdiction</b>	Seaside	<b>NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.</b>	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
<b>Reporting Period</b>	2025 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

Table L Historical Resources							
Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)	Notes
Summary Row:							

<b>Jurisdiction</b>	Seaside
<b>Reporting Year</b>	2025 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

*Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.*

<b>Total Award Amount</b>	\$	-	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 7.K.**

**TO:** City Council

**FROM:** Greg McDanel, City Manager

**BY:** Andrew Myrick, Housing & Planning Manager  
Haroon Noori, Administrative Analyst II

**DATE:** March 5, 2026

**SUBJECT: ADOPT A RESOLUTION ACCEPTING THE 2025 HOUSING  
ELEMENT ANNUAL PROGRESS REPORT (APR) AND  
AUTHORIZING SUBMITTAL OF THE REPORT TO THE  
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT (HCD) AND THE GOVERNOR'S OFFICE OF LAND  
USE AND CLIMATE INNOVATION**

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**RECOMMENDATION**

Accept the report.

**BACKGROUND**

State planning law (Government Code Section 65400) requires cities to provide a status report on the implementation of their Housing Element each year to the State Department of Housing and Community Development (HCD). The Housing Element APR must also be sent to the Governor's Office of Land Use and Climate Innovation (LCI). The Housing Element APR is prepared using forms and definitions adopted by HCD and includes progress towards meeting the City's Regional Housing Needs Allocation (RHNA) and status of Housing Element actions and programs that occurred during 2025.

HCD establishes specific reporting metrics outlined in the HE APR, changing annually to align with changes in state legislation. The 2025 HE APR consists of the following data tables:

- Table A: Housing Development Applications Submitted
- Table A2: Annual Building Activity Report Summary--New Construction, Entitled, Permits, and Completed Units

- Table B: Regional Housing Needs Allocation Progress
- Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law
- Table D: Program Implementation
- Table E: Commercial Development Bonus Approved
- Table F: Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites
- Table F2: Above Moderate Income Units Converted to Moderate Income Units
- Table G: Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of
- Table H: Locally Owned Surplus Sites
- Table J: Student housing development for lower income students for which was granted a density bonus
- Table K: Tenant Preference Policy
- (Local Early Action Planning) LEAP Reporting

## **DISCUSSION**

For the sixth cycle Housing Element, the City has been assigned a Regional Housing Needs Allocation of 616 units (86 very low; 55 low; 156 moderate; and 319 above moderate income units). In 2025, the City processed residential development activity across multiple stages of the permit lifecycle. The City received 93 residential permit applications, representing 94 housing units, and issued 68 residential permits, representing 70 housing units, including 54 units associated with applications submitted during the reporting year.

The City finalized 36 residential permits, representing 134 housing units that received final building permit approval (certificate of occupancy). Of these, 9 units were associated with applications submitted during the reporting year. The remaining 125 units were associated with permits applied for in prior reporting periods, including multi-unit projects approved in earlier years.

Additionally, on March 26, 2025, the Planning Commission approved a request to allow the construction of 60 manufactured dwelling units at 4386-87 Parker Flats Cutoff Road. Staff has continued to work with the applicant to finalize an Affordable Housing Agreement which would designate nine of these units as low-income units.

On July 22, 2025, the City of Seaside issued final Certificates of Occupancy to the Sea Grove Apartment complex. This mixed-use project included 106 residential units, of which 16 were designated for low-income individuals.

## **ENVIRONMENTAL REVIEW**

This annual report is exempt from the requirements of the California Environmental Quality Act (CEQA) as it is not a "project" as defined in CEQA Guidelines Section 15378(b)(5).

**FISCAL IMPACT**

There is no fiscal impact associated with City Council review and City submission of this annual report to HCD and LCI.

**STRATEGIC PRIORITY**

Not Applicable

**ATTACHMENTS**

- 1. Resolution - 2025 HE APR
- 2. 2025 Housing Element Annual Progress Report

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Reviewed for Submission to the City Council by:



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Greg McDanel, City Manager

**RESOLUTION NO. 26-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE**

**ACCEPTING THE 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT AND  
AUTHORIZING SUBMITTAL OF THE REPORT TO THE CALIFORNIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND  
THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION (LCI)**

**WHEREAS**, the State of California requires cities to have an adopted General Plan to provide guidance on land use decisions; and

**WHEREAS**, the City's current General Plan was last comprehensively updated on May 16, 2024 and the Housing Element was certified by HCD on March 27, 2024; and

**WHEREAS**, all jurisdictions are required to provide HCD and LCI with separate General Plan and Housing Element Annual Progress Reports (APRs) by April 1 each year, per Government Code Sections 65400 and 65700; and

**WHEREAS**, The Housing Element APR is prepared using forms and definitions adopted by HCD and includes progress towards meeting the City's Regional Housing Needs Allocation (RHNA) and status of Housing Element actions and programs that occurred during the reporting period; and

**WHEREAS**, the City has prepared its Annual Progress Report attached hereto and incorporated herein by this reference as Exhibit "A," in accordance with the Guidelines adopted by HCD.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Seaside, does hereby declare as follows:

**Section 1.** The City of Seaside has completed the 2025 Annual Progress Report as required by California Government Code Section 65400.

**Section 2.** That the 2025 Annual Progress Report, as set forth in Exhibit "A," is found to be consistent with the suggested content by the State Guidelines and is hereby accepted.

**Section 3.** That the City Manager or his designee is hereby authorized and directed to submit the 2025 Annual Progress Report to LCI and HCD.

**Section 4.** That the City Manager or his designee is authorized to make minor, non-substantive modifications to the 2025 Annual Progress Report, as necessary, to address technical comments requested by the California Department of Housing and Community Development (HCD) or the Governor’s Office of Land Use and Climate Innovation (LCI).

**APPROVED AND ADOPTED** by the City Council of the City of Seaside at a regular meeting duly held on the 5<sup>th</sup> day of March 2026 by the following vote:

AYES:	COUNCIL MEMBERS
NOES:	COUNCIL MEMBERS
ABSENT:	COUNCIL MEMBERS
ABSTAIN:	COUNCIL MEMBERS

APPROVED:

\_\_\_\_\_  
Ian N. Oglesby, Mayor

ATTEST:

\_\_\_\_\_  
Dominique L. Davis, City Clerk

APPROVED TO FORM:

\_\_\_\_\_  
Sheri Damon, City Attorney

Attachment:

Exhibit "A" – 2025 Housing Element Annual Progress Report

**Please Start Here**

General Information	
Jurisdiction Name	Seaside
Reporting Calendar Year	2025
Contact Information	
First Name	Haroon
Last Name	Noori
Title	Administrative Analyst II
Email	hnoori@ci.seaside.ca.us
Phone	8318996726
Mailing Address	
Street Address	440 Harcourt Ave
City	Seaside
Zipcode	93955

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Seaside	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/15/2023 - 12/15/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	33
Above Moderate		27
<b>Total Units</b>		<b>60</b>

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	26	7
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	106
Accessory Dwelling Unit	0	34	21
Mobile/Manufactured Home	60	0	0
<b>Total</b>	<b>60</b>	<b>60</b>	<b>134</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	58	60
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits				
	Income	Rental	Ownership	Total
Acutely Low	0	0	0	0
Extremely Low	0	0	0	0
Very Low	0	0	0	0
Low	0	0	0	0
Moderate	0	0	0	0
Above Moderate	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	28
Sites Rezoned to Accommodate the RHNA	0





Jurisdiction	Seaside	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	86	-	-	-	-	-	-	-	-	-	-	-	86
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	55	-	-	-	-	-	-	-	-	-	-	-	55
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	156	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	33	-	-	-	-	-	-	33	123
Above Moderate		319	44	-	8	27	-	-	-	-	-	-	79	240
Total RHNA		<b>616</b>												
Total Units			<b>44</b>	-	<b>8</b>	<b>60</b>	-	-	-	-	-	-	<b>112</b>	<b>504</b>

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

- \*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).
  - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

<b>Jurisdiction</b>	Seaside	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	12/15/2023 - 12/15/2031

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "+" indicates an optional field  
 Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Seaside						
Reporting Year		2025 (Jan. 1 - Dec. 31)						
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 21: Fair Housing Services	Continue to provide CDBG funding to continue ECHO's work in Seaside. Refer households experiencing housing instability or crisis to appropriate agencies and resources.	12/15/2031	6th Cycle	Continuous	Ongoing. The City provides CDBG funding to ECHO annually to continue their fair housing services in Seaside.	Households	40	
Program 21: Fair Housing Services	Ensure ECHO's in-person outreach efforts consider the characteristics of the special needs populations (lower income, Hispanic, elderly, persons with disabilities, language spoken) and their location (Census Tracts 137) by: - Ensuring in-person outreach is done in CT 137 - Making outreach materials available in Spanish  Reviewing outreach effectiveness quarterly.	12/15/2031	6th Cycle	Continuous	Ongoing. City staff continues to monitor ECHO's outreach efforts in the City. The City is also considering enhancing ECHO's outreach efforts by making ECHO's outreach at various public locations.	Other	1	
Program 21: Fair Housing Services	Update City website to provide bilingual information regarding fair housing rights and resources.  Ensure website contains a summary of the Fair Employment and Housing Act (FEHA) and lists the protected characteristics outlined in this law.	12/15/2031	6th Cycle	Continuous	Ongoing. The City makes available ECHO's bilingual outreach materials regarding fair housing rights and resources. City staff intends to update the website to contain summary of the Fair Employment and Housing Act (FEHA) and the protected characteristics outlined in this law.	Other	1	
Program 21: Fair Housing Services	Update the Zoning Code to comply with State housing law.	12/31/2026	6th Cycle	In Progress	Zoning Ordinance Amendment to allow residential by-right in Commercial Mixed Use District and rezone of Sites Inventory Parcel Zoned Community Commercial to Commercial Mixed Use approved by Council in December 2024. Zoning Ordinance currently being rewritten to comply with General Plan adopted in 2024 - completion expected by the end of 2026.	Other	1	
Program 21: Fair Housing Services	Ensure ECHO includes outreach and education of the protected characteristics under FEHA as well as the State's new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing.	12/15/2031	6th Cycle	Continuous	This program is ongoing.	Meetings	2	

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>Program 5: Adequate Sites for RHNA and By-Right Approval</b>	Develop new housing opportunities throughout the City by supporting the Seaside Housing Collaborative and identifying additional potential development partners and sites.	6/30/2027	6th Cycle	In Progress	Ongoing. City staff continues to host monthly Board Meeting with the SHC Directors. City Staff worked on identifying potential development sites from a list of the City Owned parcels. Staff narrowed the list to two (2) viable sites and is currently working on drafting documentation to partner with potential developers to acquire and ultimately build affordable housing units. RFP's were received from three applicants and they are under review.	Meetings	8	
<b>Program 9: Accessory Dwelling Units</b>	Facilitate the development of 112 ADUs over eight years. Advertise the availability of Pre approved ADU plans. Provide water rights for deed restricted ADUs.	12/15/2031	6th Cycle	In Progress	The City finalized 36 ADUs in 2024 and 21 ADU's in 2025. Pre-Approved ADU Plans are being updated to reflect 2025 Building Code and will be posted on the City's website upon completion. City Council allocated an additional two acre-foot of water for ADUs on March 6, 2025.	Units	112	
<b>Program 9: Accessory Dwelling Units</b>	Implement CalHome ADU Loan program	12/31/2025	6th Cycle	Completed	City processed and approved a loan for a JADU.	Units	1	
<b>Program 11: Housing Choice Voucher Program</b> <b>Program 21: Fair Housing Outreach and Education</b>	Landlord outreach to expand the location of participating voucher properties and increase mobility of households to tracts closer to transit by: • Educating existing landlords in CT 135 and attract new property owners outside of CT 135. • Host landlord fairs in city community centers and listening sessions in partnership with other Housing CBOs.  Develop outreach and education materials to combat source-of-income stigma via targeted outreach campaign.	12/15/2021	6th Cycle	Continuous	Housing Department Staff conducted meetings with local landlords on Housing Choice Vouchers (Section 8). City Staff is working on outreach and educational materials to combat source of income stigma.	Meetings	1	
<b>Program 9: Accessory Dwelling Units</b>	Inform ADU applicants that ADU units are subject to SB 329 and SB 222- rental unit cannot be denied based on source of income by posting information on the City website and the ADU application.	12/15/2031	6th Cycle	Not Yet Started	Pending.	Other	1	
<b>Program 10: Homebuyer Assistance</b>	Build generational wealth by supporting homeownership opportunities. - Continue supporting ECHO First Time Homebuyer Counseling services in Seaside. - In 2024, evaluate continued support for ECHO or similar service providers during the Consolidated Plan process. - Identify and pursue funding sourced from HCD and HUD, as well as partnerships with non-profits and lenders to provide homebuyer assistance.  Pursue available grant funding resources in 2024 to reinstate the Homebuyer Assistance Program and include information about the program in the planned targeted outreach events in CT 137 if funding is awarded. If funding is awarded, begin implementation within one year or according to grant agreement.	12/15/2031	6th Cycle	In Progress	Housing Department Staff works on continued community education on available Cal HFA programs, including first time homebuyers loans through collaboratin with Cal HFA. City Staff is pursuing available funding from both Federal and State programs with the goal to reinstate a local Homebuyers Assistance Program.	Households	3	

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
AFFH Actions: Community Development	Invest in improvements in low-income, racially segregated communities, especially Census tract 137, by - Prioritizing basic infrastructure improvements (e.g., water, sewer) - Targeting acquisition and rehabilitation to vacant and blighted properties in this tract  Prioritize capital improvement projects in this census Tract 137.	12/15/2031	6th Cycle	Continuous	This program is ongoing. The City continues to provide CDBG funding to different public facilities and infrastructure projects in LMI tracts annually.	Other	10	
AFFH Actions: Community Development	Complete the following planned improvement projects with components within Census Tract 137: 1. Fremont Center Medians - Design phase underway, construction phase estimated to start in the Fall of 2024 2. Broadway Ave Corridor Improvements - Design phase underway, construction phase estimated to start in the late-Fall of 2025 3. FOG Program Development - Citywide program. Development of a FOG program with staff training to inspect food service establishments for compliance with FOG regulations. Program Development estimated to be completed in April 2024 4. Stormwater Master Plan Update - Citywide project. Project underway, estimated completion date is May 2024. 5. Bike-Safe Grate Upgrades - Citywide project. Design phase underway, construction phase estimated to start in the Summer of 2024 6. Street Sign Upgrades - Citywide project. Upgrades to take place between April-June 2024.	12/31/2026	6th Cycle	In Progress	Fremont Center Medians completed April 21, 2025. Design complete for Broadway Corridor Improvements - project going out to bid in March 2026 with anticipated construction start date for Fall 2026. Construction will take place over 2-years with an estimated completion date of Fall 2028. FOG program was completed in April 2024 and is being implemented. Final Draft of Stormwater Master Plan Update is under review by staff. Bike-safe grate upgrades were completed in September 2024. Street Sign upgrades were completed in October 2024.	Other	4	
AFFH Actions: Community Development	Conduct proactive community engagement; continue to educate the community about health and safety codes via increased outreach, especially in Census Tract 137.	12/15/2031	6th Cycle	Continuous	In 2025, Code Enforcement received 30 complaints in Census Tract 137. 21 of those 30 cases have been closed, so 70% of the cases have been resolved.	Other	10	

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
AFFH Actions: Community Development	Implement the City's CalHome ADU Loan Program. Ensure program outreach is conducted in Census Tract 137.	12/15/2031	6th Cycle	Continuous	City received a \$1,000,000 CalHome ADU Loan in 2020 to issue ten (10) \$100K loans to low-income homeowners for the creation of ten (10) ADU's that would be rented to low-income homeowners. The grant had to be fully expended by June 2024. Ultimately, one applicant was identified, qualified and the Housing Department closed out the CalHOME ADU Loan Program, supporting the City of Seaside's goal to create affordable housing opportunities. The City of Seaside is one of two agencies, in the State of California, to successfully build a ADU/JADU under the HCD CalHOME ADU Loan Program. City Staff will continue to monitor this program to ensure compliance to State-mandated CalHOME guidelines.	Units	20	
AFFH Actions: Community Development	Recruit residents from CT 137 to serve on boards, committees, task forces and other local government decision-making bodies.	6/30/2026	6th Cycle	In Progress	The City Clerk's Office as expanded it's outreach methods to include all residents of the City utilizing methods such as the City's newsletters and social media. This has attracted at least one candidate, which was assigned as a Commissioner on the City's Homeless Commission on March 20, 2025. Recruitment of Commissioners will continue as vacancies become available.	Persons	1	
AFFH Actions: Broadway Avenue Complete Streets Project	Begin construction/complete Broadway Avenue Complete Streets Projects. Implement non-infrastructure programming designed to increase the shift to active transportation modes and long-term behavior change.	6/30/2027	6th Cycle	In Progress	Begin construction/complete Broadway Avenue Complete Streets Projects. Implement non-infrastructure programming designed to increase the shift to active transportation modes and long-term behavior change.	Other	1	

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
AFFH Actions: Supportive Services for Special Needs	<p>The City of Seaside provides various youth programs and is continually evaluating opportunities to expand. Programs include:</p> <ul style="list-style-type: none"> <li>- CHAMP Program, administered by the Seaside Police Department provides mentorship to Seaside Youth</li> <li>- Youth Employment Program, administered by the Seaside Recreation Department, provides youth ages 15-18 with first time paid job experience during the summer in conjunction with resume and job search support.</li> <li>- Police Youth Diversion Program, administered by the Seaside Police Department and Monterey Peninsula Unified School District prevents youth from entering the justice system by providing them with positive alternatives and counseling.</li> <li>- VIP Program, administered by the Recreation Department, provides teens with an opportunity to gain work experience and skills while earning community service hours.</li> <li>- Workshops: The Seaside Recreation Department hosts monthly workshops for local teens. Topics include but are not limited to Financial Health, Youth Employment Opportunities, and Job Readiness.</li> </ul> <p>The City will:</p> <ul style="list-style-type: none"> <li>- Continue to engage in bilingual outreach</li> </ul>	12/15/2031	6th Cycle	Continuous	<p>The City's CHAMP youth cadet program has 10 youth from the community.</p> <p>Youth Employment Program In 2025, thirteen youth participants were hired and remained employed throughout the year in positions across Facilities, Teen Centers, After-School Programs, and Sports Programs. All participants completed a comprehensive four-week orientation focused on essential job readiness skills, including employment search strategies, application completion, résumé and cover letter writing, and interview preparation.</p> <p>This program not only provided meaningful work experience but also offered financial support that positively impacted participants' home lives, academic pursuits, and extracurricular activities.</p> <p>Diversion Program In 2025, four youth were referred to the Diversion Program. To date, four participants have successfully completed the program, with one case</p>	Persons	125	
AFFH Actions: Digital Divide	<p>Taking action to close the digital divide by considering the needs of residents in Census Tract 137 if funding becomes available for the Seaside Broadband Master Plan.</p> <p>If funding becomes available, Seaside Broadband Master Plan outreach process to include active outreach to CT 137.</p>	12/15/2031	6th Cycle	Continuous	This program is ongoing. The City continues to pursue funding	Units	1	
AFFH Actions: Tenant Protection and Anti-Displacement	<p>Ensure existing residents in Census Tract 137 can remain and benefit as the neighborhood improves by:</p> <ul style="list-style-type: none"> <li>- Creating a listing of affordable units available Citywide and posting in the City website</li> <li>- Including portal for providers to report vacancies</li> <li>- Include information on City's website on County resources</li> </ul> <p>Inform residents of online registry during targeted outreach events (by ECHO and during Parks Master Plan development).</p>	12/15/2031	6th Cycle	Continuous	City Staff continues to partner with ECHO to support residents in need of assistance.	Units	2	
AFFH Actions: Tenant Protection and Anti-Displacement	Provide Housing Authority of the County of Monterey (HACM) Mon with updates on vacancies.	12/15/2031	6th Cycle	Continuous	Due to delays caused by loss of City Staff and Staff Turnover, updates have been delayed.	Other	1	

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>AFFH Actions: Tenant Protection and Anti-Displacement</b>	<p>Help residents transition to their new homes when displacement cannot be prevented providing with link to the Monterey County Housing Authority's Rental Registry.</p> <p>Partner with nonprofits that serve underserved residents within the City to share information on fair housing and tenant rights. The City will create a fair housing informational flyer including Fair Housing Rights and resources available to distribute to local non-profits.</p> <p>Promote the Housing Authority of Monterey County's Emergency Housing Voucher Program, and other Housing Choice Voucher Programs, to tenants at-risk of displacement.</p> <p>Educational flyers will be in English and Spanish.</p>	12/15/2031	6th Cycle	Continuous	City Staff continues to be a resource to residents of Seaside by providing guidance and direction to available Monterey County Housing	Persons	7	
<b>AFFH Actions: Tenant Protection and Anti-Displacement</b>	<p>Educate development community and tenants about first right of refusal requirements per the City's Inclusionary Housing policy by:</p> <ul style="list-style-type: none"> <li>- Posting this information on the City's fair housing webpage</li> <li>- Include this information on informational flyer to be shared with nonprofit partners</li> </ul>	12/15/2031	6th Cycle	Continuous	Flyer were created and shared with the public via Church Community Meeting, Outreach programs and posted at Seaside Creates	Other	4	
<b>AFFH Actions: Tenant Protection and Anti-Displacement</b>	Establish procedures to implement SB 330, including replacement requirements	12/31/2025	6th Cycle	Completed	Staff is aware of the requirements of SB 330. Projects which are consistent with the General Plan do not require Rezones. No residential units (affordable or otherwise) have been proposed for removal.	Other	1	
<b>AFFH Actions: Tenant Protection and Anti-Displacement</b>	Collaborate with non-profits to pursue acquisition/rehabilitation of affordable housing beyond those at-risk.	12/15/2031	6th Cycle	Continuous	This program is ongoing.	Other	1	
<b>Program 26: Anti-Displacement Strategy</b>	<p>Adopt a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing housing costs in the City.</p> <p>The strategy will include measures that encourage affordable housing production, work to preserve existing affordable housing, and protect current residents from displacement in rapidly changing portions of the city, particularly in Census Tracts 137 and 140.</p>	12/15/2031	6th Cycle	Not Yet Started	This program is ongoing.	Other	1	

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<p><b>Program 14: Preservation of Publicly Assisted Low Income Housing</b></p>	<p>In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside.</p> <p>- Monitor Units at Risk: The City will keep in regular contact with the five projects with affordable units to monitor any change in status or intent to maintain the projects as affordable housing. The City will also ensure that no affordable rental unit is allowed to convert to a condominium without meeting the requirements of the City's adopted condominium conversion ordinance in Chapter 17.42 of the Zoning Ordinance.</p> <p>- Provide Tenant Education: If any of these projects files a Notice of Intent to opt out of affordability covenants, the City will work with tenants to inform them of their rights under federal and State regulations, including receiving proper noticing. New State law requires noticing the tenants three years, one year, and six months ahead of conversion.</p> <p>- Work with Potential Priority Purchasers: Work with Seaside Housing Collaborative to pursue acquisition/rehabilitation</p>	12/15/2031	6th Cycle	Continuous	<p>The SHC is an independent 501c3, though it currently (as of May 2024) relies on City Staff and Resources for its operations. Meetings are held monthly on the third Wednesday of each month at 10:00 AM in the Black Horse room at the Oldemeyer Center. Through collaboration with local landlords and community involvement, the SHC provides information and direction on identifying opportunities for affordable housing opportunities. Ongoing: City staff continues to host monthly Board Meeting with the SHC Directors. City Staff worked on identifying potential development sites from a list of the City Owned parcels. Staff narrowed the list to two (2) viable sites and is currently working on drafting documentation to partner with potential developers to acquire and ultimately build affordable housing units. RFP's were received from three applicants and they are under review.</p>	Meetings	8	
<p><b>AFFH Actions: Economic Development</b></p>	<p>Increased housing and jobs opportunities through the West Broadway Urban Village Specific Plan (WBUVSP), which encourages higher density and mixed-use redevelopment, in CT 140.</p> <p>Ensure existing businesses in CT 140/WBUVSP area benefit from redevelopment by:</p> <p>- Annually conduct on-site multi-lingual outreach to small businesses. About two to three times a month, a dedicated outreach staff member makes on-site visits to educate small business owners regarding potential financing and access to low-cost capital</p> <p>- Annually organize Community Business Meetings on an occasional basis, sometimes based on a specific topic and sometimes just to obtain feedback.</p> <p>- Increase the visibility of the Economic Development staff located within the West Broadway Urban Village.</p> <p>The City is presently researching potential providers of technical assistance to small businesses.</p>	12/15/2031	6th Cycle	Continuous	<p>Staff has provided outreach to small businesses by doing business visits. During the visits staff has shared information for free training workshops from local partners (Monarch SBDC, Monterey County Business Council, SCORE Central Coast and SeeMonterey) to enhance their marketing efforts, how to create a business plan, gain access to low-cost capital, and other similar topics. Staff is also multi-lingual and is able to interact with a larger number of businesses. Staff identified a partner to provide direct technical assistance, however the selected partner was acquired by another entity. Staff will formalize an agreement in FY25-26 with the entity to provide technical assistance. The City has launched Seaside at Your Fingertips that provides business owners with valuable insights into store foot traffic, competitor activity and customer demographics, enabling them to leverage data to enhance their operations. After receiving their reports, participants are connected with Monarch SBDC</p>	Other	15	

<b>Jurisdiction</b>	Seaside	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Period</b>	6th Cycle	12/15/2023 - 12/15/2031

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table E**

**Commercial Development Bonus Approved pursuant to GC Section 65915.7**

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

<b>Jurisdiction</b>	Seaside	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	12/15/2023 - 12/15/2031

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									



<b>Jurisdiction</b>	Seaside	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Period</b>	6th Cycle	12/15/2023 - 12/15/2031

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1			2	3	4	
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

<b>Jurisdiction</b>	Seaside	<b>NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns</b>	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
<b>Reporting Period</b>	2025		

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

**Table H  
Locally Owned Surplus Sites**

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Seaside	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

**NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY.** This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier			Project Type	Date	Units (Beds/Student Capacity) Approved								Units (Beds/Student Capacity) Granted	Notes
1			2	3	4								5	6
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

<b>Jurisdiction</b>	Seaside	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	12/15/2023 - 12/15/2031

## ANNUAL ELEMENT PROGRESS REPORT

**Table K  
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		
<b>Notes</b>		

<b>Jurisdiction</b>	Seaside	<b>NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.</b>	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
<b>Reporting Period</b>	2025 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

Table L Historical Resources							
Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)	Notes
Summary Row:							

<b>Jurisdiction</b>	Seaside
<b>Reporting Year</b>	2025 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

*Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.*

<b>Total Award Amount</b>	\$	-	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 7.L.**

**TO:** City Council

**FROM:** Greg McDanel, City Manager

**BY:** Greg McDanel, City Manager

**DATE:** March 5, 2026

**SUBJECT: ADOPT A RESOLUTON APPROVING THE CITY OF SEASIDE 2026  
LEGISLATIVE PLATFORM**

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**RECOMMENDATION**

Approve 2026 Legislative Platform.

**BACKGROUND**

The attached 2026 Legislative Platform establishes the City's state and federal legislative priorities and provides direction for timely, consistent advocacy aligned with the Seaside 2040 General Plan, Capital Improvement Program, and Strategic Plan. The platform authorizes administrative action when legislation aligns with adopted priorities and ensures positions are reported back to Council.

The platform defines advocacy goals, guiding principles, procedures, and priority areas, including revenue and local control; water reliability; housing and homelessness; economic development and tourism; infrastructure and complete streets; public safety; and Fort Ord reuse. It outlines coordinated federal and state strategies, including continued engagement with JEA & Associates for bill tracking, grant advocacy, and intergovernmental coordination. When legislation aligns with adopted priorities and timing requires immediate response, the Mayor or City Manager may take positions administratively, with subsequent reporting to Council. Matters outside adopted priorities will be brought to Council for direction.

**FISCAL IMPACT**

There is no direct fiscal impact associated with adoption of the 2026 Legislative

Platform. Advocacy activities are incorporated into the City’s existing budget, including professional services related to legislative monitoring and intergovernmental relations. Successful advocacy may result in future grant funding, Community Project Funding, infrastructure investments, and regulatory reforms that positively impact City finances.

**STRATEGIC PRIORITY**

Effective Accessible Governance, Vibrant Local Economy, Diverse and Inclusive Community, Enhanced Physical Infrastructure & Abundant Water Supply, Community Safety & Quality of Life

**ATTACHMENTS**

- 1. Resolution
- 2. 2026 Legislative Platform

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Reviewed for Submission to the City Council by:



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Greg McDanel, City Manager

**RESOLUTION NO. 26-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE**

**ADOPTING THE 2026 LEGISLATIVE PLATFORM**

**WHEREAS**, the City Council recognizes the importance of proactively identifying and advocating for the City’s legislative and funding priorities at the State and Federal levels; and

**WHEREAS**, the City of Seaside 2026 Legislative Platform serves to unify the City’s voice and provide strategic direction for legislative sponsorship, support, opposition, and funding advocacy consistent with the City’s adopted plans and priorities; and

**WHEREAS**, adoption of the 2026 Legislative Platform enables the City to respond in a timely and coordinated manner to legislative proposals, funding opportunities, and regulatory actions.

**WHEREAS**, the City Council may review and amend the legislative platform annually, or as needed, to reflect evolving community needs and legislative conditions.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Seaside as follows:

1. The City Council hereby adopts the City of Seaside 2026 Legislative Platform, attached hereto and incorporated herein by reference.
2. The Mayor, City Manager, or designee, is authorized to advocate on behalf of the City in a manner consistent with the adopted 2026 Legislative Platform and to communicate the City’s positions legislators, regulatory agencies, and partner organizations.
3. The City Council retains authority to provide additional direction on specific legislative matters as needed.

**PASSED AND ADOPTED** by the City Council of the City of Seaside at a regular meeting duly held on March 5, 2026, by the following vote:

AYES:

COUNCIL MEMBERS:

NOES:  
ABSENT:  
ABSTAIN:

COUNCIL MEMBERS:  
COUNCIL MEMBERS:  
COUNCIL MEMBERS:

APPROVED:

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Ian N. Oglesby, Mayor

ATTEST:

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Dominique L. Davis, City Clerk

APPROVED TO FORM:

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Sheri L. Damon, City Attorney

# 2026



## LEGISLATIVE PLATFORM

Prepared By  
**JEA & ASSOCIATES**



# City of Seaside

## 2026 Legislative Advocacy Platform

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### Purpose

The purpose of the City of Seaside Legislative Advocacy Platform is to guide the City Council and City Manager in considering legislative and regulatory proposals that may impact the City, and to ensure a timely, consistent, and strategic response to state and federal legislative matters.

This platform establishes clear direction for monitoring and advocating on legislation and regulatory actions in a manner consistent with the City Council's adopted Seaside 2040 General Plan, Capital Improvement Program, and Strategic Plan.

The City shall advocate with "one voice" on identified priorities, while allowing flexibility for timely action during active legislative sessions. The advocacy platform will provide the Mayor, City Manager, or other designee, discretion to advance in best interests in a manner consistent with the goals and priorities adopted by the City Council. This platform is intended to be manageable, consistent, and tailored to the specific needs of the City of Seaside.

### Plan Goals

- Advocate the City's legislative interests at the State, County, and Federal levels.
- Inform and provide information to the City Council and staff on the legislative process and key issues or legislation that could have a potential impact on the City.
- Serve as an active participant with other local governments, League of California Cities, National League of Cities, and other associations on legislative and regulatory issues that are important to the City and region.
- Seek grant and funding assistance for City projects, infrastructure, services, and programs to enhance services for the community.

## Guiding Principles

The City Council recognizes the need to protect City interests and local control, and to identify various avenues to implement its strategic and long-term goals. It is the policy of the City to proactively monitor and advocate for legislation as directed by the advocacy priorities and by the specific direction of the City Council.

This platform provides the Mayor, City Manager, or other designee, the flexibility to adopt positions on legislation in a timely manner, while allowing the City Council to set advocacy priorities to provide policy guidance. The City Council shall establish advocacy priorities and, so long as the position fits within the advocacy priorities, staff is authorized to take a position without council approval.

Whenever an applicable advocacy priority does not exist pertaining to legislation affecting the City, the matter shall be brought before the City Council at a regularly scheduled City Council meeting for formal direction from the City Council. The City Council has chosen to establish a standing committee of two elected officials and the City Manager, known as the "Legislative Ad Hoc Committee", with the authority to adopt a position when consideration by the full City Council is not feasible within the time-constraints of the legislative process.

Unless specifically directed otherwise by the City Council, the City will not engage in matters unrelated to municipal governance, core services, or adopted priorities.

## Legislative Advocacy Procedures

It is the plan of the City to proactively monitor and advocate for legislation as directed by the advocacy platform and by the specific direction of the City Council. This process involves interaction with local, state, and federal government entities both in regard to specific items of legislation and to promote positive intergovernmental relationships. Accordingly, involvement and participation in regional, state, and national organizations is encouraged and supported by the City Council.

Monitoring legislation is a shared function of the City Council and City Manager or designated staff. Legislative advocacy procedures are the process by which staff will track and respond to legislative issues in a timely and consistent manner. The City Manager, or other designee, will act on legislation utilizing the following procedures:

1. The City Manager, or designee, shall monitor state and federal legislation.
2. If proposed legislation aligns with adopted advocacy priorities, the Mayor and/or the City Manager may submit letters of support, opposition, or concern; provide testimony; coordinate with legislative advocates; and engage in coalition advocacy.
3. Positions may be adopted administratively if the matter aligns with this Legislative Platform and timing does not allow for full Council action.
4. Positions taken administratively shall be reported to the City Council.
5. If legislation falls outside adopted priorities, direction shall be sought from the City Council.

## Advocacy Priorities

### ***Revenue, Finance & Local Control***

- Advocate for resources and policies that facilitate economic expansion and growth and increase the opportunity for discretionary revenues and programmatic and financial flexibility.
- Support modernization and expansion of local economic development and financing tools that enable housing production, infrastructure delivery, and revitalization.
- Seek and support legislation, regulatory reform, and funding that advance City economic development initiatives and capital improvement priorities, including water reliability, public safety facilities, Fort Ord reuse, and corridor revitalization.
- Protect and enhance local revenues by opposing unfunded mandates and reimbursement delays, and by supporting policies that preserve local fiscal sustainability and local control.

### ***Water Reliability & Resource Sustainability***

- Advocate for policy and increased funding for water infrastructure improvements, including water treatment facilities, stormwater management, groundwater replenishment, and system maintenance.
- Advocate for increased funding to expand and diversify the local water supply and distribution systems, including development of a secondary potable well source and aquifer stabilization projects within the Seaside Groundwater Basin.
- Support legislation that promotes water conservation, sustainable water management, and climate-resilient infrastructure.
- Collaborate with state and federal agencies to address regional water quality and long-term water supply reliability, including stabilization of the Seaside Groundwater Basin and protection against saltwater intrusion.
- Support funding and policy actions that advance coastal resilience and sea level rise adaptation planning and implementation.

### ***Housing & Homelessness***

- Support policies to streamline and reduce barriers for the development of ADU's, multi-family, and workforce housing.
- Support funding opportunities to develop affordable housing and expand housing and homeless assistance programs.
- Expand funding for homelessness prevention programs, rapid rehousing assistance, and affordable housing development.

- Support sustained and flexible funding for homelessness response—including interim housing, outreach, behavioral health and substance-use treatment, and reentry support—paired with outcomes and accountability.

### ***Economic Development, Workforce & Tourism***

- Support policies and funding for the expansion of workforce training, focusing on vital trades, to support long-term economic growth.
- Support programs, incentives, and grant funding that advance housing affordability, sustainable land development, and brownfield redevelopment in Seaside.
- Work with state agencies to streamline permitting and regulatory processes for development projects, encouraging responsible growth.
- Promote policies that enhance and diversify Seaside's tourism industry while protecting environmental and community assets.
- Support funding and grants to promote Seaside as a visitor destination through marketing initiatives, cultural events, and visitor-serving infrastructure.
- Advocate for tourism-related regulatory alignment that reflects Seaside's unique economic, environmental, and community needs.
- Support policies and funding that enhance visitor experiences, including national park initiatives, cultural attractions, and destination-serving amenities.
- Support targeted environmental review, CEQA modernization, and permitting reforms that reduce delays for housing, infill development, and infrastructure projects.
- Support state and federal programs that strengthen downtown and corridor revitalization, small business recovery, Fort Ord gateway activation, and place-based economic development.

### ***Infrastructure, Transportation & Complete Streets***

- Support policies and funding for streets, roads, bicycle, pedestrian, and complete streets improvements.
- Support funding and regulatory reform to expand broadband infrastructure, particularly last-mile connectivity.
- Support funding and regulatory alignment that accelerates delivery of transit, active transportation, Safe Routes to School, and regional trail connectivity projects.

### ***Public Safety & Emergency Preparedness***

- Seek funding and policy support for law enforcement, fire protection, emergency medical services, and disaster preparedness, including construction of a second fire station and development of a regional fire training and resilience facility.

- Support sustained state partnership, funding, and enforcement tools to address organized retail theft, property crime, and community safety impacts.
- Support stable funding and streamlined delivery for disaster resilience and recovery—wildfire, flooding, storms, and climate-driven emergencies—including local reimbursement and mutual aid readiness.

### ***Fort Ord Reuse & Federal Lands***

- Collaborate with state and federal authorities to expedite the redevelopment of the Fort Ord property, fostering economic growth and job creation.
- Seek grants and funding to support infrastructure improvements, historical preservation, adaptive reuse of military facilities, and environmental stewardship within the Fort Ord area.
- Ensure redevelopment aligns with the interests of the local community and prioritizes long-term sustainability.
- Support advocacy efforts and funding to build a Visitors Center and expand access to the Fort Ord National Monument.
- Support federal and state actions that accelerate Fort Ord reuse through cleanup, land transfer coordination, and infrastructure enablement consistent with long-term sustainability and community benefit.

### **Federal Strategy**

#### 1.) Continue strategic engagement with JEA & Associates

- Monitor and analyze federal funding legislation and regulatory actions impacting the City
- Advance Community Project Funding, earmark, and competitive grant opportunities
- Develop and advocate City positions on priority legislation and policy matters
- Prepare briefing materials, correspondence, and advocacy tools
- Coordinate with municipal coalitions, associations, and regional partners
- Maintain strong relationships with the Monterey Bay Congressional delegation

#### 2.) Maintain Washington, DC profile:

- Work with JEA & Associates to organize timely trips as needed
- Maintain active engagement with the Congressional delegations and relevant federal agencies impacting Seaside's priorities, including but not limited to the U.S. Department of Defense, U.S. Army, U.S. Army Corps of Engineers, NOAA, U.S. Fish and Wildlife Service, EPA, FEMA, and other

agencies related to coastal resilience, infrastructure investment, and Fort Ord reuse

- Develop relationships with new legislative staff.
- Attend National League of Cities Congressional Cities Conference each year
- Direct contact with relevant associations including ADC, OLDCC, and NADC

- 3.) Proactively support or oppose federal legislation consistent with adopted advocacy priorities.
- 4.) Ensure timely and compliant performance on existing federal grants and loan programs to maintain credibility and competitiveness for future funding opportunities.
- 5.) Maintain and strengthen our relationship with the U.S. Army to enhance the City's capacity to perform as their Local Redevelopment Authority (LRA), including implementing the reuse plan, facilitating land transfers, and coordinating environmental cleanup(s) and required reporting.

### State Strategy

- 1.) Actively communicate and advance Seaside's legislative priorities with the State legislative delegation and relevant state agencies.
- 2.) Continue strategic engagement with JEA & Associates
- 3.) Maintain Sacramento profile:
  - a. Work with JEA & Associates to organize timely trips as needed
  - b. Maintain JEA & Associates bill-tracking
  - c. Provide letters of support or opposition on legislation and regulations that affect the City of Seaside and/or the region
  - d. Engage directly with relevant state agencies on funding programs and regulatory matters affecting the City
- 4.) Maintain membership and coordinate with the League of California Cities
  - a. Attend the League of California Cities' City Leaders Summit and Annual Conference and Expo

### Local & Regional Strategy

- 1.) Update annual strategic plan to guide local priorities

- 2.) Maintain City's role and outreach in local associations, government affairs committees and regional organizations
- 3.) Encourage information flow and public participation during the annual budget process
- 4.) Communicate legislative advocacy activities and outcomes to the community in a transparent and accessible manner.

### **Review & Amendment**

This Legislative Advocacy Platform shall be reviewed annually and may be amended by City Council action to reflect emerging priorities.



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 8.A.**

**TO:** City Council

**FROM:** Greg McDanel, City Manager

**BY:** Andreas Baer, Assistant Public Works Director

**DATE:** March 5, 2026

**SUBJECT: REVIEW DESIGN OPTIONS FOR THE LINCOLN-CUNNINGHAM  
PARK PLAYGROUND EQUIPMENT (AGES 2–5)**

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**RECOMMENDATION**

Provide direction on the preferred playground.

**BACKGROUND**

Lincoln Cunningham Park Phase 1 - Arterial Trail Project is located in Lincoln Cunningham Park between Yosemite Street and Lincoln Street adjacent to San Pablo Avenue. The Project originally included construction of a concrete multi-use path through Lincoln Cunningham Park from San Pablo Avenue to Lincoln Street; pedestrian paths from the new multi-use path to Yerba Buena Court, Lindberg Court, and Serape Court; storm drainage improvements; curb ramp retrofits; sewer main repair; one on-street accessible parking stall on Lincoln Street between Lincoln Cunningham Park and Havana Soliz Park; and seeding for erosion control. On January 2, 2025, the City Council approved adding additional scope of work to the project, including constructing underground utilities, additional site grading and storm water management, and pouring concrete for the central patio area, a 5-12 year old play area , and the 2-5 year-old play area.

Project funds in through out the project have been limited. However, staff have been able to present multiple options of other funding sources which have allowed for the purchase of the playground equipment for the 5-12 year-old play area. This was approved by the City Council on May 15 2025, but the installation was beyond the available funding at the time. At the January 15, 2026 City Council meeting the council approved the reallocation of funds for the installation of the 5-12 year old playground equipment, as well as the purchase and installation of an additional playground for

children ages 2–5. Completion of these improvements would allow the Lincoln Cunningham Park Renovation Project to be fully delivered and opened for community use. During the February 5, 2026, City Council meeting the council approved awarding a contract to JMS Concrete for the installation of the 5-12 year old play ground equipment. The installation should be completed by the end of April.

For the 2-5 play ground staff reached out to multiple playground suppliers and received five proposals, from four different suppliers. All suppliers provided pricing for supply and installation of the equipment through cooperative purchasing organizations (Sourcewell, & Omnia) which the City is party to and has made purchases through in the past. Individual equipment from each of these proposals are quoted separately and can be removed or traded out for council preference and budgetary reasons. The proposals are listed below

<b>Playground Supplier</b>	<b>Cooperative Purchasing Org.</b>	<b>Base Bid</b>
Game Time	Omnia	\$ 181,629.58
Miracle Play	Sourcewell	\$ 140,856.37
Kompan (Option 1)	Omnia	\$ 148,157.06
Kompan (Option 2)	Omnia	\$ 169,598.50
SPEC Play	Sourcewell	\$ 165,778.77

The suppliers were each given background information on the park, renderings of the 5-12 year old playground, renderings from the Lincoln Cunningham Park Master Plan, design drawing for the 2-5 year old play area, and asked to meet design criteria including target age, accessibility, and coordination with the natural environment and near by park elements.

Staff will present the proposal options and receive input from council on their preferred playground assembly. Final purchasing agreement will then be negotiated with that supplier for the purchase and installation of the equipment that meets our available budget.

**ENVIRONMENTAL COMPLIANCE**

Pursuant to preliminary review of the activities associated with this Council action in accordance with Section 15061 of the California Environmental Quality Act (CEQA) Guidelines, this project is Categorical Exempt (Class 1, Section 15301 Existing Facilities). The project includes the repair & replacement of playground equipment and application to the extent possible of the current standards of the Americans with Disabilities Act (public health and safety standards).

**FISCAL IMPACT**

City Council approved a budget transfer at the 1/15/2026 council meeting (Council Item ID # 2026-32) transferring \$250,000.00 from Short-Term Rental revenue funds from the Laguna Grande Park Synthetic Turf Project to the Lincoln Cunningham Park Improvement Project. This transfer provides adequate funding for assembly of the 5–12 year-old playground equipment, and is expected to also provide funding for the purchase and installation of the 2-5 year-old playground (\$61,725) plus a 10% construction contingency. There is approximately \$170,000 available for the purchase and installation of the 2-5 playground.

**STRATEGIC PRIORITY**

Vibrant Local Economy, Diverse and Inclusive Community, Community Safety & Quality of Life

**ATTACHMENTS**

None

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Reviewed for Submission to the City Council by:



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Greg McDanel, City Manager



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 8.B.**

**TO:** City Council

**FROM:** Greg McDanel, City Manager

**BY:** Greg McDanel, City Manager

**DATE:** March 5, 2026

**SUBJECT: REPORT ON COMMERCIAL PROPERTY VACANCY TAXES IN CALIFORNIA**

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**RECOMMENDATION**

Receive report.

**BACKGROUND**

At the request of the City Council, staff has prepared this informational report summarizing commercial property vacancy taxes that have been adopted or formally considered in California jurisdictions. This report reflects a review of publicly adopted commercial vacancy tax measures and municipal consideration of such measures in California as of March 2026. The report outlines the structural components of such measures, legal and voter-approval considerations under California law, administrative implementation experiences, and publicly reported policy observations. This report is provided for informational purposes only and does not evaluate ballot placement, revenue projections, or policy adoption specific to the City of Seaside.

Commercial vacancy taxes are policy tools designed to address prolonged vacancy of commercial properties, most commonly retail storefronts or office space. These measures generally impose a tax when commercial space remains unoccupied beyond a defined period, frequently six months or more within a calendar year. Vacancy taxes are typically structured to apply to ground-floor commercial storefronts or other defined commercial categories.

A commercial vacancy tax is aimed at influencing whether a property sits empty, but vacancy levels can be shaped by many other forces beyond the tax itself. Commercial vacancy levels are influenced by multiple economic and structural factors, including broader economic cycles, retail and office sector shifts, capital market conditions, construction timelines, and tenant demand. Proponents of commercial vacancy taxes generally describe them as mechanisms to encourage property activation, influence holding behavior, and in some cases generate revenue for defined public purposes. Opponents commonly raise considerations related to administrative complexity, market-driven vacancy conditions, legal compliance requirements, and potential impacts on redevelopment

timelines. Vacancy taxes remain uncommon in California, with publicly available information indicating that fewer than two percent of incorporated cities have adopted any form of vacancy tax.

### **CALIFORNIA JURISDICTIONS WITH COMMERCIAL VACANCY TAXES**

San Francisco adopted a Commercial Vacancy Tax through Proposition D in March 2020. The tax applies to certain ground-floor commercial spaces that remain vacant for 182 days or more within a tax year. The tax is calculated based on linear frontage and increases annually for continued vacancy. Revenues are restricted for deposit into a Small Business Assistance Fund. Implementation includes annual reporting requirements and administrative compliance oversight. The program required adoption of implementing regulations and establishment of ongoing compliance administration.

Oakland adopted Measure W in 2018, establishing a Vacant Property Tax that applies to both residential and certain commercial properties meeting defined vacancy thresholds. The measure imposes a flat annual parcel-based tax for commercial and non-residential parcels that are vacant more than fifty (50) days, with revenues restricted for homelessness-related services. Implementation included administrative rulemaking and compliance monitoring processes to support vacancy verification and enforcement.

At present, San Francisco remains the only California jurisdiction with a standalone commercial vacancy tax specifically designed to address storefront commercial vacancy. Staff is not aware of any additional California jurisdictions that have adopted standalone commercial vacancy taxes as of the date of this report.

### **JURISDICTIONS THAT HAVE CONSIDERED COMMERCIAL VACANCY TAX CONCEPTS**

Several California cities, including Mountain View, Sacramento, Los Angeles, and Berkeley, have publicly studied or discussed vacancy tax concepts. In these jurisdictions, councils ultimately pursued alternative strategies or adopted residential-focused measures rather than implementing standalone commercial vacancy taxes. These discussions often included consideration of economic conditions, administrative requirements, and legal factors. Other jurisdictions have explored a range of economic development and regulatory tools in lieu of vacancy tax adoption, including incentive programs, activation strategies, and process reforms.

### **STRUCTURAL COMPONENTS OF COMMERCIAL VACANCY TAXES**

Commercial vacancy taxes typically define vacancy using a threshold number of days within a calendar year. Tax calculation methodologies vary and may include frontage-based formulas, per-square-foot assessments, flat parcel-based rates, or escalating rates tied to consecutive years of vacancy. Measures generally include defined exemptions for active construction, entitlement processing, hardship, force majeure, or active marketing efforts. Enforcement frameworks typically require owner declarations, audit authority, penalty provisions, and an administrative appeals process.

### **LEGAL CONSIDERATIONS UNDER CALIFORNIA LAW**

The legal structure of a vacancy tax determines applicable voter approval requirements. If revenues are restricted to a specific purpose, the tax is generally structured as a special tax requiring two-thirds voter approval. If revenues are deposited into the general fund for general governmental purposes, the measure is typically structured as a general tax requiring majority voter approval at a regularly scheduled municipal election. Additional considerations include compliance with Propositions 13 and 218, uniformity and equal protection principles, due process requirements, and potential regulatory takings considerations.

**ADMINISTRATIVE CONSIDERATIONS**

Implementation of a commercial vacancy tax requires vacancy verification protocols, compliance tracking systems, administrative rulemaking, appeals processing, and legal support. Determining whether a property meets a vacancy threshold may require review of leasing documentation, occupancy status, or other supporting evidence. Jurisdictions that have adopted vacancy taxes have established ongoing administrative systems to monitor compliance and enforce reporting requirements.

**SUMMARY**

Commercial property vacancy taxes represent one policy approach to address vacancies that have been adopted in limited California jurisdictions. San Francisco currently provides the primary example of a standalone commercial storefront vacancy tax, while Oakland includes commercial properties within a broader vacant property tax framework. Publicly available information indicates that adoption of commercial vacancy taxes in California remains limited and that structures vary widely where implemented. This report is provided for informational purposes to support Council's understanding of how such measures have been structured and implemented in other California communities.

**FISCAL IMPACT**

N/A.

**STRATEGIC PRIORITY**

Effective Accessible Governance, Vibrant Local Economy

**ATTACHMENTS**

None

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Reviewed for Submission to the City Council by:



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Greg McDanel, City Manager