



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

CITY OF SEASIDE  
C-JOBS  
COMMISSION ON JOBS,  
OPPORTUNITIES  
AND BUSINESSES IN SEASIDE

SPECIAL MEETING  
440 HARCOURT AVE  
Monday, August 10, 2026  
3:00 PM

---

Virtual Participation Guide: <https://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>  
<https://ci-seaside-ca-us.zoom.us/j/86479626009> | Webinar ID 864 7962 6009 | (669) 900-9128

**1. CALL TO ORDER**

**2. ROLL CALL - COMMISSION ON JOBS, OPPORTUNITES, AND BUSINESS IN SEASIDE**

|                |              |
|----------------|--------------|
| Joy Anderson   | Commissioner |
| Odir Bonilla   | Commissioner |
| Darryl Choates | Commissioner |
| Sergio Vasquez | Commissioner |
| Pai Venegas    | Commissioner |

**3. PUBLIC COMMENT**

*Members of the public wishing to address the Commission 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. Comments on specific agenda items are heard under that item. For the public record, please state your name.*

**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. BUSINESS ITEMS**

**A. SELECT THE SEPTEMBER 2026 BUSINESS OF THE MONTH**

**B. REVIEW OF COMMISSION FEEDBACK AND CONTINUED DISCUSSION OF THE DRAFT ECONOMIC DEVELOPMENT ACTION PLAN**

**C. AUTHORIZE THE CHAIR TO SIGN A LETTER OF SUPPORT FOR THE CITY OF SEASIDE'S OPPORTUNITY ZONES 2.0 NOMINATIONS**

**6. REPORTS FROM COMMISSIONERS**

This is a time specifically set aside for Commissioners to make brief comments of general interest to the community, make requests that items be added to future meeting agendas as necessary, and report on Committee Assignments.

**7. REPORTS FROM STAFF**

This is a time specifically set aside for the Staff Liaison to provide updates on non-agendized requests from the Commission, and to provide brief information on topics under the purview of the Commission.

**8. ADJOURNMENT**

Next Regularly Scheduled Meeting:  
September 14, 2026  
4:00 PM

---

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:

<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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.



## **CITY OF SEASIDE STAFF REPORT**

**Item No.: 5.A.**

**TO:** C-JOBS

**BY:** Laura Calata, Administrative Analyst

**DATE:** August 10, 2026

**SUBJECT: SELECT THE SEPTEMBER 2026 BUSINESS OF THE MONTH**

---

### **RECOMMENDATION**

Review the submitted Business of the Month nominations and select one business to be recognized as the City of Seaside's September 2026 Business of the Month.

### **BACKGROUND**

The Business of the Month Program recognizes local businesses that make meaningful contributions to the City of Seaside through exceptional customer service, community involvement, business investment, innovation, and overall positive economic impact. Members of the community are invited to nominate businesses they believe exemplify these qualities. The nominations reflect the community's recognition of businesses that have made a positive impact through their service, investment, and commitment to Seaside.

The following businesses have been nominated for the current Business of the Month recognition:

- The Butter House
- Discount Cigarettes
- La Tortuga Restaurant
- Marisco's Puerto Nuevo
- Togo's
- ACC Construction
- Maligne
- Acme Coffee

These nominations are presented to the Commission for consideration. Commissioners are encouraged to review each nomination and discuss the merits of the nominated businesses before selecting a recipient for the Business of the Month recognition.

**ATTACHMENTS**

None

---

Reviewed for Submission to the City Council by:

A handwritten signature in black ink, appearing to read 'G. McDanel', is written above a horizontal line.

---

Greg McDanel, City Manager



## **CITY OF SEASIDE STAFF REPORT**

**Item No.: 5.B.**

**TO:** C-JOBS

**BY:** Laura Calata, Administrative Analyst

**DATE:** August 10, 2026

**SUBJECT: REVIEW OF COMMISSION FEEDBACK AND CONTINUED  
DISCUSSION OF THE DRAFT ECONOMIC DEVELOPMENT  
ACTION PLAN**

---

### **RECOMMENDATION**

Receive a summary of Commission feedback provided during the review of Sections B, C, and D of the Draft Economic Development Action Plan, provide additional input on the Plan, and provide direction on the preferred approach for continued Commission review.

### **BACKGROUND**

At its July 13, 2026 meeting, the Commission reviewed Sections B (Economic Development Framework), C (Seaside Today: Economic Baseline and Context), and D (SWOT Analysis) of the Draft Economic Development Action Plan. During the discussion, Commissioners provided comments on the draft document and identified several additional ideas intended to strengthen the City's economic development efforts.

Staff has reviewed and documented the Commission's feedback for consideration as the Draft Economic Development Action Plan continues to be refined. The feedback includes comments related to the overall direction and content of the Plan, as well as ideas for potential programs, partnerships, and future economic development initiatives.

This report summarizes the feedback received to date and provides an opportunity for the Commission to provide additional input on the Draft Action Plan and direction on how it would like to proceed with its continued review.

## **DISCUSSION**

### **Commission Feedback**

The Commission provided several recommendations during its previous review of the Draft Economic Development Action Plan. These recommendations addressed both the content of the Plan and potential programs and initiatives that could further support Seaside's economic development efforts.

Staff reviewed the Commission's feedback in the context of the Action Plan as a whole. Several themes identified by the Commission are consistent with the overall direction of the Plan, including:

- Activating vacant and underutilized commercial properties;
- Strengthening partnerships with property owners and community partners;
- Expanding support and resources for entrepreneurs and local businesses;
- Improving the vitality and walkability of commercial districts; and
- Exploring tools and programs that encourage business investment and property improvements.

Some recommendations may be more appropriately addressed through specific implementation activities or future work efforts. Staff will continue to consider the Commission's feedback as the Draft Action Plan is refined and welcomes additional input on whether the document as a whole appropriately reflects the Commission's priorities for economic development in Seaside.

### **Continuing Document Review**

As the Commission continues its review of the Draft Economic Development Action Plan, staff is seeking direction on how Commissioners would like to proceed with the review of the document.

At its previous meeting, the Commission reviewed Sections B through D individually and provided comments and recommendations on those portions of the Action Plan. Before proceeding with the remaining sections, staff would like to confirm whether the Commission would prefer to continue reviewing the document by individual sections, review larger portions of the document at each meeting, or use another approach that allows the Commission to provide meaningful feedback on the Action Plan as a whole.

Regardless of the review approach selected, staff is seeking Commission feedback on the content, priorities, strategies, and implementation actions contained within the Draft

Action Plan. Commissioners may wish to consider the following questions as they review the document:

- Does the Action Plan accurately reflect Seaside's current economic conditions, challenges, and opportunities?
- Are there strategies or priorities that should be added, revised, or given greater emphasis?
- Are the proposed strategies and implementation actions appropriate and achievable?
- Are there areas of the Action Plan that require additional information or clarification?
- Does the Action Plan adequately support the City's long-term economic development goals?

Staff will document the Commission's comments and direction and use the feedback received to guide revisions to the Draft Economic Development Action Plan and determine the appropriate process for the Commission's continued review.

Recommendations related to new programs, policies, or initiatives that extend beyond the scope of the Action Plan will continue to be documented by staff and evaluated separately as potential future economic development work efforts.

### **ATTACHMENTS**

None

---

Reviewed for Submission to the City Council by:



---

Greg McDanel, City Manager



## **CITY OF SEASIDE STAFF REPORT**

**Item No.: 5.C.**

**TO:** C-JOBS

**BY:** Laura Calata, Administrative Analyst

**DATE:** August 10, 2026

**SUBJECT: AUTHORIZE THE CHAIR TO SIGN A LETTER OF SUPPORT FOR  
THE CITY OF SEASIDE'S OPPORTUNITY ZONES 2.0  
NOMINATIONS**

---

### **RECOMMENDATION**

Adopt a motion authorizing the Chair to sign, on behalf of the Commission, a letter supporting the City's nominated census tracts 06053014000 and 06053014108 for California's Opportunity Zones 2.0 Program.

### **BACKGROUND**

On July 16, 2026, the City Council adopted a resolution authorizing the submission of local authority recommendations to the California Governor's Office of Business and Economic Development (GO-Biz) for the designation of Census Tracts 06053014108 and 06053014000 as California Opportunity Zones 2.0. The City's recommendations were subsequently submitted to GO-Biz for consideration.

The Opportunity Zones 2.0 designation process has now entered the public comment phase, during which interested organizations, stakeholders, and members of the public may submit comments supporting or opposing nominated census tracts. Public comments become part of the State's evaluation of the nominations before final recommendations are made.

To demonstrate the Commission's support for the City's nominations, staff has prepared letters of support for the Commission's consideration. If approved, the Commission Chair will execute the letters on behalf of the Commission, and staff will submit it to



GO-Biz before the close of the public comment period.

**ATTACHMENTS**

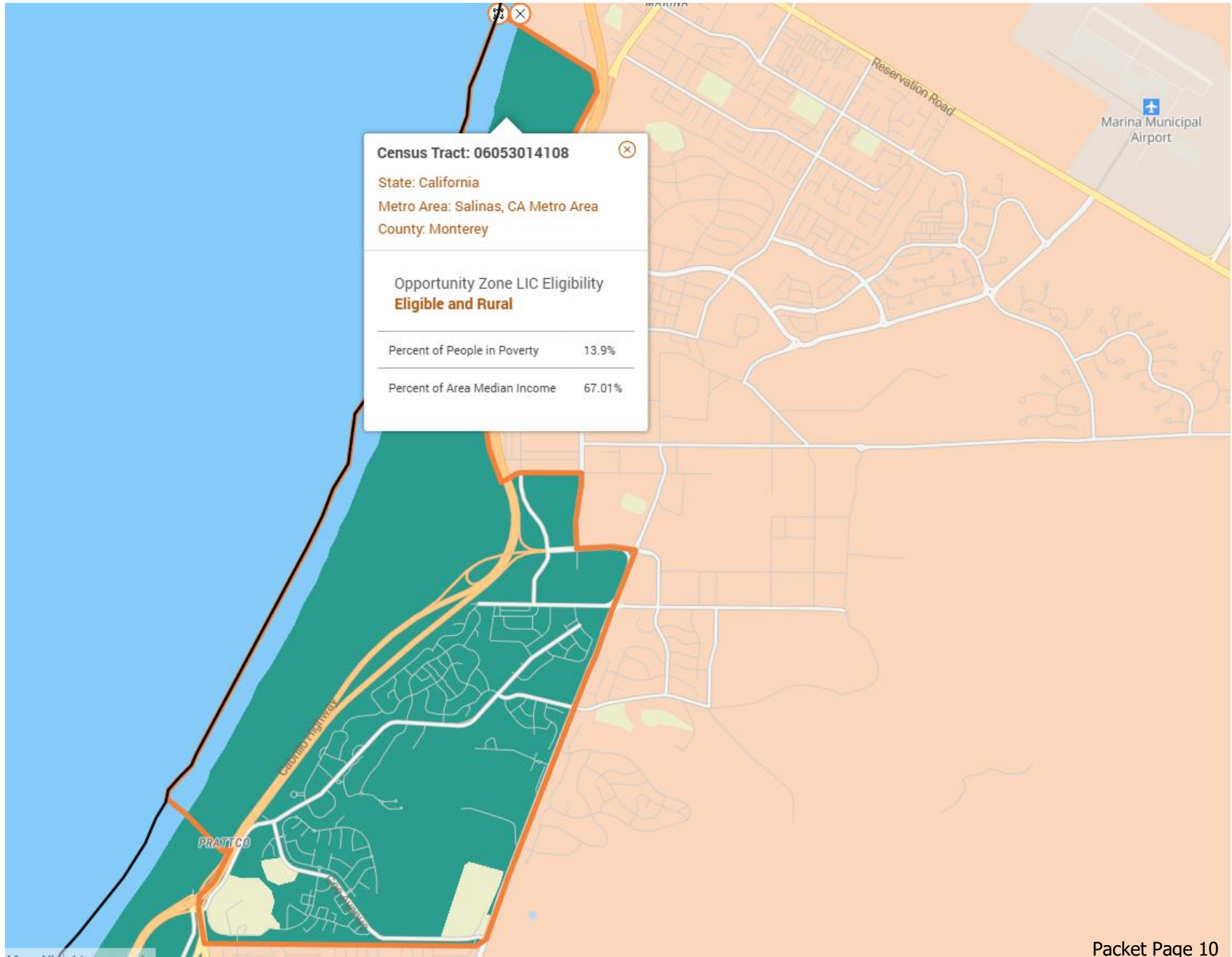
1. Census Tract - 06053014108 - Map
  2. Census Tract - 06053014000 - Map
  3. OZ2.0 - 06053014108 - C JOBS Letter of Support
  4. OZ2.0 - 06053014000 C JOBS Letter of Support
- 

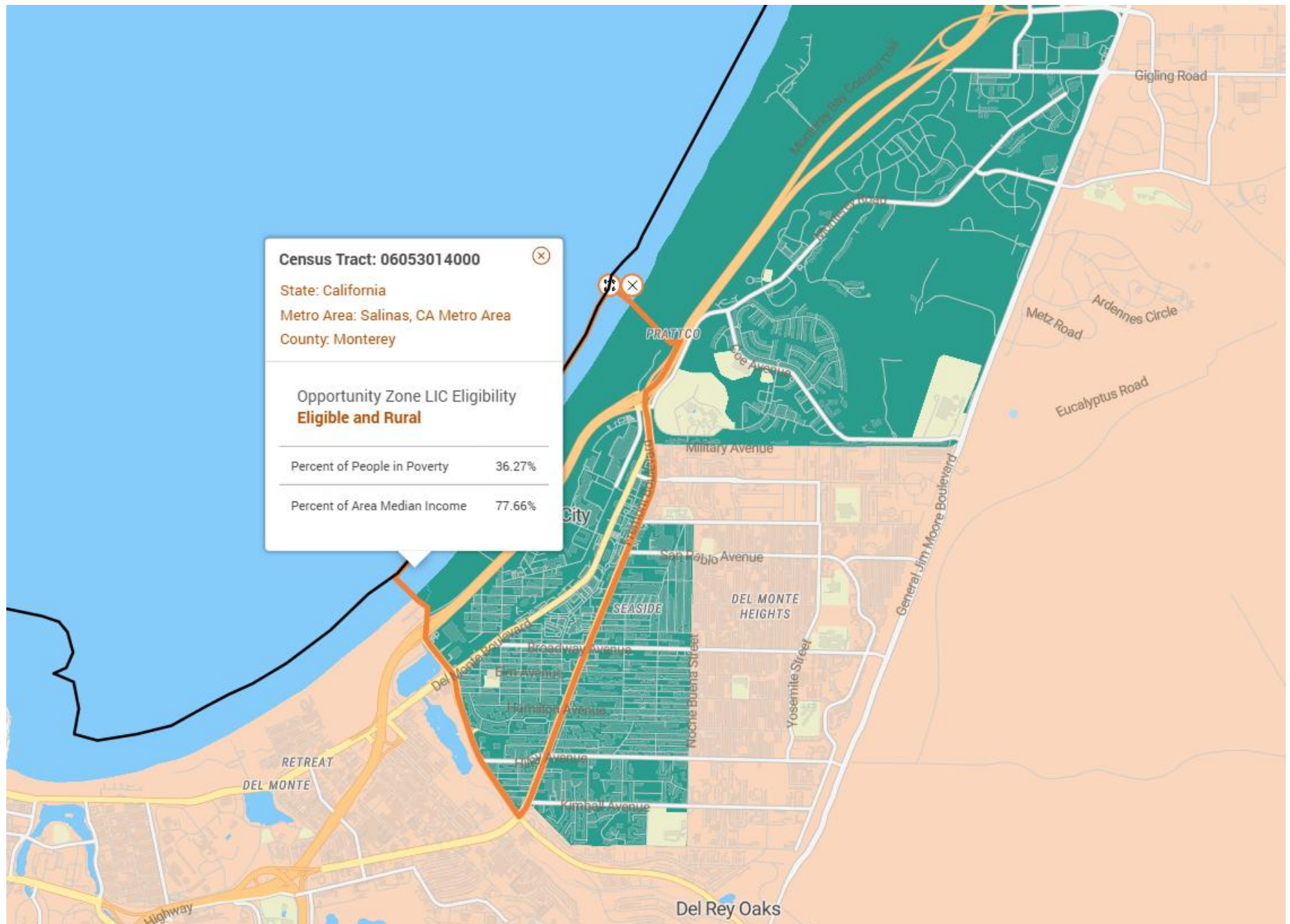
Reviewed for Submission to the City Council by:

A handwritten signature in black ink, appearing to read 'G. McDanel', is positioned above a horizontal line.

---

Greg McDanel, City Manager





[DATE]

California Governor's Office of Business and Economic Development  
Opportunity Zones 2.0 Public Comment Process

**RE: Strong Support for Opportunity Zones 2.0 Designation of Census Tract 06053014108 –  
City of Seaside**

To Whom It May Concern:

On behalf of the Commission on Jobs, Opportunities, and Businesses in Seaside (C-JOBS), we are pleased to offer our strong support for the City of Seaside's recommendation that Census Tract 06053014108 be designated under the Opportunity Zones 2.0 program.

C-JOBS is dedicated to promoting economic opportunity, supporting local businesses, and advancing sustainable development throughout the City of Seaside. We believe this census tract represents one of the City's most significant opportunities to leverage private investment in a manner that benefits residents, businesses, educational institutions, and the regional economy.

Our Commission recognizes that this area is already attracting meaningful private investment and long-term planning efforts. Current and proposed mixed-use developments within the tract have the potential to deliver new housing, neighborhood-serving commercial uses, employment opportunities, public infrastructure, and community amenities while continuing the successful civilian reuse of former Fort Ord properties. These investments demonstrate that redevelopment is already underway and that additional capital can further strengthen the pace and scale of future improvements.

Opportunity Zone 2.0 designation would provide an important financing tool to help attract the long-term private investment needed to support complex redevelopment projects. Investment of this scale often requires substantial expenditures for infrastructure, utilities, transportation improvements, public spaces, and vertical construction before communities realize the full economic benefits. By encouraging additional private capital, the designation can help accelerate projects that create jobs, expand housing opportunities, strengthen commercial corridors, and increase the City's long-term economic resilience.

Beyond individual developments, we believe designation of Census Tract 06053014108 would support broader community objectives by fostering workforce development, expanding the local tax base, strengthening partnerships with California State University, Monterey Bay, encouraging entrepreneurship, and reinforcing Seaside's continued economic transformation. The benefits of strategic investment within this tract will extend beyond its boundaries and contribute to the prosperity of the Monterey Bay region.

For these reasons, the Commission on Jobs, Opportunities and Businesses in Seaside respectfully urges the Governor's Office of Business and Economic Development to approve the nomination of Census Tract 06053014108 as a California Opportunity Zone

2.0. We appreciate your consideration and your continued commitment to fostering economic opportunity throughout California.

Sincerely,

Joy Anderson  
Chair, Commission on Jobs, Opportunities, and Businesses in Seaside  
City of Seaside

[DATE]

California Governor's Office of Business and Economic Development  
**Opportunity Zones 2.0 Public Comment Process**

**RE: Support for Opportunity Zones 2.0 Designation of Census Tract 06053014000 – Cities of Seaside and Sand City**

To Whom It May Concern:

On behalf of the Commission on Jobs, Opportunities, and Businesses in Seaside (C-JOBS), we are pleased to support the designation of Census Tract 06053014000 under the Opportunity Zones 2.0 program.

As the Commission on Jobs, Opportunities and Businesses in Seaside, we recognize the importance of creating conditions that encourage long-term private investment while supporting the needs of existing businesses and residents. We believe Census Tract 06053014000 presents a meaningful opportunity to strengthen Seaside's economy through strategic investment that aligns with the City's long-term vision.

The Commission recognizes the tract's potential to support business expansion, commercial revitalization, housing investment, infrastructure improvements, and employment-generating projects. Opportunity Zone designation would provide an additional tool to attract private capital, encourage entrepreneurship, and facilitate redevelopment that benefits both the local economy and the broader community.

Sustained investment within this census tract has the potential to create quality jobs, expand economic opportunities for residents, increase the local tax base, and improve the vitality of surrounding commercial areas. By encouraging investment in underutilized properties and supporting new economic activity, Opportunity Zones 2.0 can help advance a more resilient and diversified local economy.

The Commission also recognizes that successful economic development extends beyond individual projects. Investment within Census Tract 06053014000 can strengthen neighborhood-serving businesses, improve access to goods and services, support workforce opportunities, and contribute to a thriving community that benefits residents, employers, and visitors alike.

For these reasons, the Commission on Jobs, Opportunities and Businesses in Seaside (C-JOBS) supports the designation of Census Tract 06053014000 under the Opportunity Zones 2.0 program and encourage its favorable consideration by the Governor's Office of Business and Economic Development.

Sincerely,

Joy Anderson  
Chair, Commission on Jobs, Opportunities, and Businesses in Seaside  
City of Seaside