

## What is a General Plan?

**Seaside 2040** – the City’s General Plan – is like a road map for the **future** of Seaside.

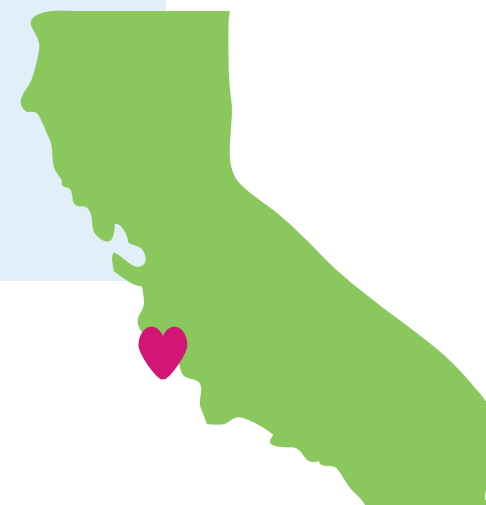
**1** Sets the direction

The Plan sets the direction and prioritizes community values through the Vision & Guiding Principles.




**2** Required by State of California

The State of California requires every city and county to have a general plan to guide the physical layout of a community.




**3** Builds on Existing Plans

Seaside 2040 will build upon existing City Plans.



**4** Establishes a Policy Framework

The Plan will establish goals and policies to guide decision making and permit or encourage specific actions.



**5** Designates Land Use and Transportation Network

The Land Use & Mobility Elements play an important role in identifying the physical layout and facilities needed to achieve the community vision.



**6** Focuses on Implementation

Seaside 2040 goals and policies will be supported by specific implementation activities that specify responsibilities timing and funding.



## Required Elements

The following eight mandatory subject areas or elements are required:

- Land Use
- Mobility
- Housing (to be updated every 8 years)
- Open Space
- Conservation
- Noise
- Safety
- Environmental Justice (covered in Healthy and Sustainable Community Element)

Seaside 2040 includes three optional elements:

- Economic Development
- Community Facilities and Infrastructure
- Implementation

## Purpose for Updating Now

- Updated data
- New Specific Plans
- Address impacts of pandemic
- New legislation related to:
  - Housing
  - Safety
  - Environmental Justice



The Land Use + Community Design Element provides the long-term vision, goals, and policies for land use, development, and urban design in Seaside. Topics covered include land use designations, development intensity, preservation of existing neighborhood character, development of new growth areas, and mixed-use corridor revitalization.



## Key Ideas

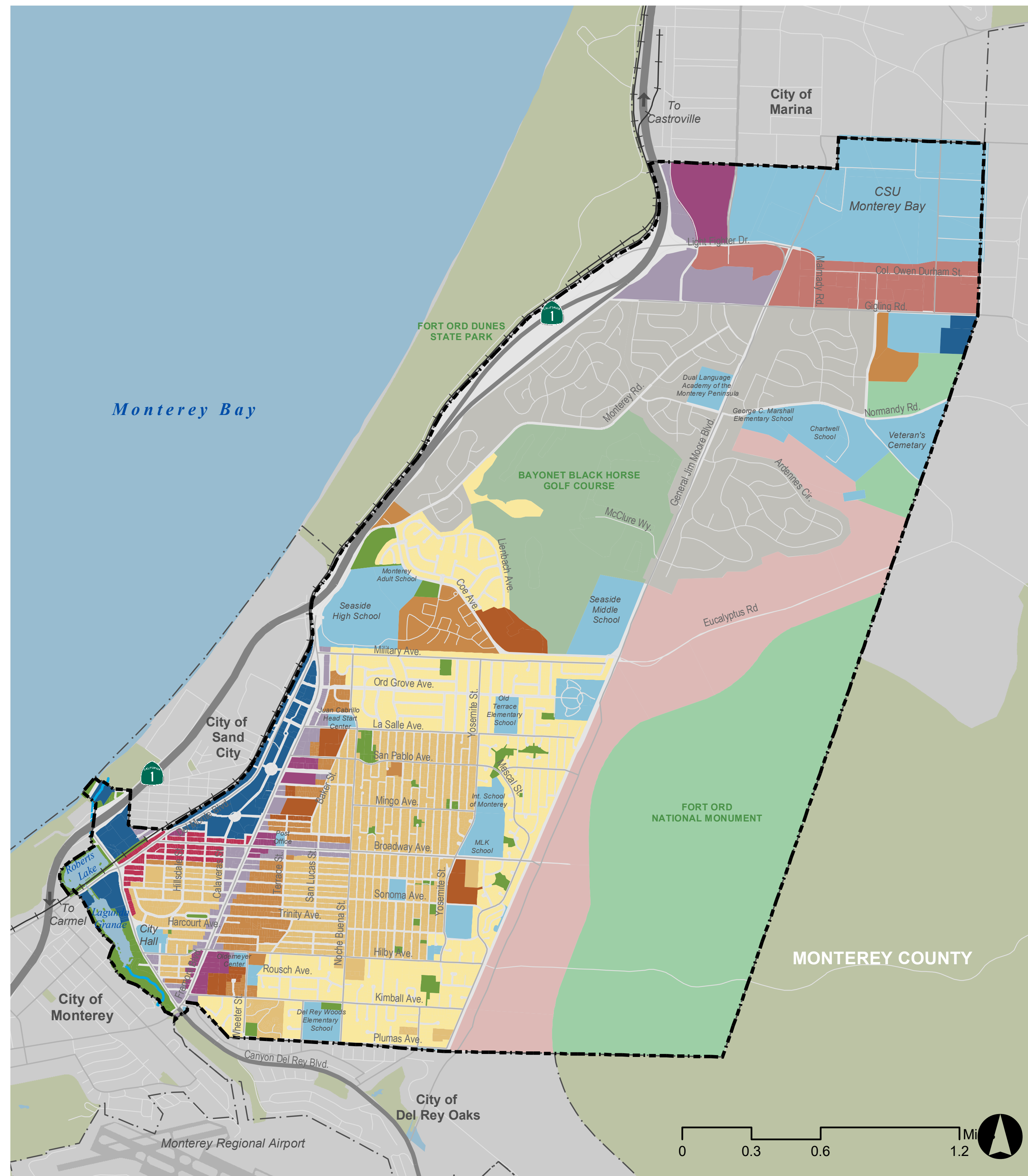
- An urban form and structure that enhances the quality of life of residents, meets the community's vision for the future, and weaves new growth areas together with long-established Seaside neighborhoods.
- Increased employment opportunities in Seaside to meet the needs of existing and future residents.
- Both new and revitalized existing retail and commercial activity in the city to meet the needs of residents and create regional destinations.
- Visible and strong arts and cultural identity in Seaside.
- A safe well-designed urban environment oriented and scaled to pedestrians and bicyclists with well-landscaped streetscapes throughout Seaside.

## Share Your Thoughts

Please place your comments in the space below.

# General Plan Land Use Designations

Chapter 3 pg 48 - 49 Revised Public Draft General Plan

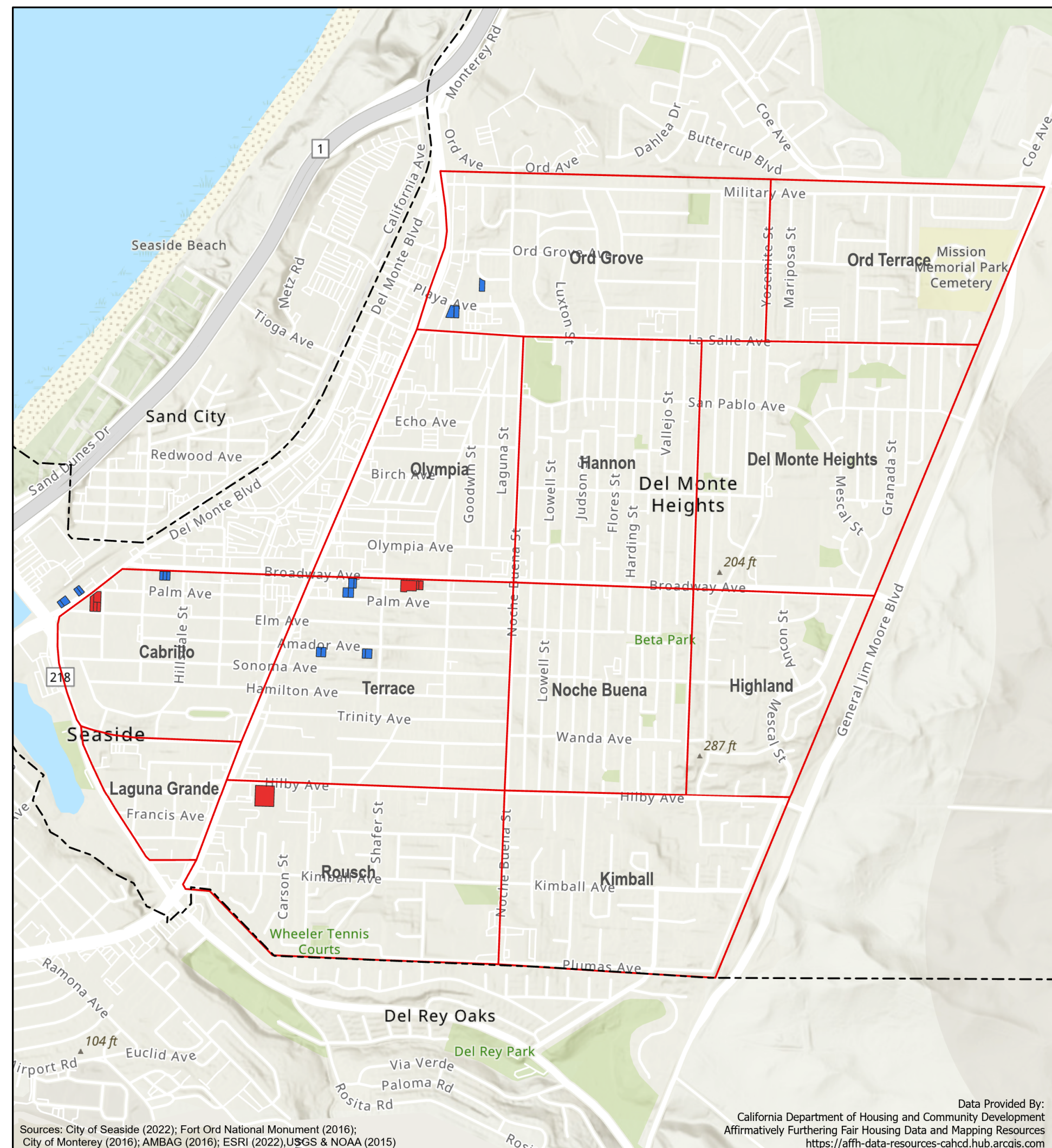


City Limits	Neighborhood Low	Mixed-Use High	Public/Institutional
Rail	Neighborhood Medium	Employment	Military
Highway	Neighborhood General	Future Seaside East Specific Plan	Parks and Open Space
Major Road	Neighborhood High	Campus Town Specific Plan	Recreational Commercial
Local Road	Mixed-Use Low	West Broadway Specific Plan	Recreational Open Space
Streams			

Sources: City of Seaside (2022); Fort Ord National Monument (2016); City of Monterey (2016); AMBAG (2016); ESRI (2022); USGS & NOAA (2015).

Major Classes	Maximum Density / FAR	Land Use Designation and Summary Description
RESIDENTIAL	8 du/ac	<b>Neighborhood Low (NL).</b> Primarily single-family dwellings, with Accessory Dwelling Units or low-density multifamily housing allowed on some sites.
	15 du/ac	<b>Neighborhood Medium (NM).</b> Wide range of low- and moderate-density residences, including attached and detached single family buildings.
	30 du/ac	<b>Neighborhood General (NG).</b> A range of multi-family housing types ranging from townhomes to multi-family apartments at moderate to high densities.
	45 du/ac	<b>Neighborhood High (NH).</b> Multifamily residences at a range of densities from townhomes to four-story apartment buildings.
COMMERCIAL & MIXED USE	2.5 FAR	<b>Employment (EMP).</b> A range of employment and commercial uses to expand and diversify the City's economy.
	2.5 FAR, including residential dwelling unit floor area. 45 du/ac	<b>Mixed Use Low (MUL).</b> Low-density mixed-use.
	3.0 FAR, including residential dwelling unit floor area. 60 du/ac	<b>Mixed Use High (MUH).</b> Multi-story mixed-use buildings at a larger scale than MUL.
PLANNED	Regulated by Specific Plan	<b>West Broadway Urban Village Specific Plan (WBUV).</b> Vision for a well-designed, family-focused and pedestrian-oriented Downtown.
	Regulated by Specific Plan	<b>Campus Town Specific Plan (CTSP).</b> Vision for a walkable, mixed-use community on former FORA land near the freeway interchange at Lightfighter Avenue and Highway 1.
	Regulated by Specific Plan	<b>Future Seaside East Specific Plan (SP).</b> To establish neighborhood character intensities and uses in Seaside East.
PUBLIC	0.01 FAR	<b>Parks and Open Space (POS).</b> Public recreational uses, including open space.
	0.005 FAR	<b>Recreation - Open Space (R-OS).</b> Habitat management, passive recreation, trails/paths, restoration, ecotourism, and environmental educational activities
	Established by Developer Agreements	<b>Recreation - Commercial (R-C).</b> Outdoor recreational facilities, housing and supporting retail/lodging.
	N/A	<b>Military (M).</b> Former military housing.
	0.4 FAR	<b>Public/Institutional (PI).</b> Education, city buildings, fire/police stations, & other uses.

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan. It is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the city and determine ways to best meet these needs, while balancing community objectives and resources.



**Seaside Sixth Cycle Site Inventory**

City Boundary  
Seaside Neighborhoods

Site Inventory  
Income  
Lower  
Mod

California Department of Housing and Community Development  
Affirmatively Furthering Fair Housing Data and Mapping Resources  
<https://affh-data-resources-calhd.hub.arcgis.com>

## Goals

1. Well-maintained neighborhoods and housing conditions support an improved quality of life.
2. Neighborhoods with a range of housing opportunities to meet the existing and projected needs of all socioeconomic segments of the community.
3. Ample new affordable housing available to extremely low, very low, low, and moderate-income households in Seaside.
4. A streamlined development process to encourage housing production and reduce the costs of development.
5. A City that preserves and enhances housing affordability in the community, with an emphasis on promoting affordable housing for extremely low, low, and moderate income households.
5. A City that protects Seaside households from the risks of displacement.
6. A City that affirmatively furthers fair housing for all.
7. A diverse housing stock that meets the unique housing needs of special needs groups in Seaside, including seniors, persons with disabilities, homeless, at-risk youth, and veterans, among others.
8. The City of Seaside is a leader seeking regional solutions to housing issues in the Monterey Bay area.
9. An open process that facilitates community involvement in the development of housing policies and programs and enhances accountability

## Share Your Thoughts

Please place your comments in the space below.

What are the most pressing housing issues in Seaside?

What types of housing would you like to see more of in Seaside and where?

The Economic Development Element provides policy direction to meet a broad range of objectives, including business growth and investment, job creation and retention, supporting a diversity of employment opportunities, and fiscal stability.



## Key Ideas

- A healthy business climate that supports the growth and prosperity of businesses that are beneficial to the community.
- A strengthened and diversified economy, with additional employment opportunities brought by the attraction and expansion of local and regional businesses.
- Industries that supply markets outside of the region are attracted and expanded to create a more stable, diversified local economy and additional employment opportunities.
- Seaside's labor force is highly utilized and recognized as an economic development asset.
- Regional institutions of higher learning are key partners, contributors, and beneficiaries to Seaside's local economy.

## Share Your Thoughts

Please place your comments in the space below.

This Element provides an overview for promoting a healthy and sustainable environment and lifestyle for all Seaside residents. It provides goals to protect the city and its residents from the risks of climate change and build a more resilient city.

## Key Ideas

- A City that supports health equity for all residents by promoting access to affordable, quality health care, mental health care, and social services.
- Neighborhoods designed to encourage a healthy lifestyle for people of all ages, abilities, income levels, and cultural backgrounds and that everyone feels safe in.
- A City that supports programs and partnerships that address the diverse childcare needs of its community.
- High-quality educational and expanded workforce opportunities for all Seaside residents.
- The city achieves a 40% reduction in community-wide emissions by 2030 and carbon neutrality by 2045 (inline with State reduction targets).
- Buildings and landscapes promote water conservation, efficiency, and the increased use of recycled water.
- New construction that meets a high-level of environmental performance.

## Share Your Thoughts

Please place your comments in the space below.



The Mobility Element addresses the citywide transportation network and how to provide safe, efficient movement throughout the city.



## Key Ideas

- A citywide network of “complete streets” that meets the needs of all users, including bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, public transportation, and seniors.
- The transportation system is both safe and environmentally sustainable.
- A citywide bicycle network that connects residential, commercial, educational and recreational uses, and earns Seaside the reputation of a bicycle-friendly city.
- Transit service that is frequent and convenient, and maximizes ridership potential for residents, employees and visitors.
- Seaside’s circulation system is integrated with the larger regional transportation system to ensure accessible regional connections for recreational and economic opportunities.

## Share Your Thoughts

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The Parks and Open Space Element provides an overview of Seaside's parks, open spaces, and other recreation areas. It plans for future open space needs, access, funding, and maintenance. The Conservation Element address the conservation, enhancement, and sustainable use of Seaside's natural resources including cultural and paleontological resources.



## Key Ideas

- Well-maintained, accessible, and safe parks, recreational facilities, and open spaces.
- Environmental sustainability and awareness at new and existing park and recreational facilities.
- Sensitive species and habitat protected on former Fort Ord lands.
- New development supports the preservation or enhancement of the City's natural resources.
- A strong sense of cultural resources and historical places.
- A City that protects, conserves, and enhances the natural beauty and resources within the coastal zone.

## Share Your Thoughts

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This Element provides guidance on the facilities and infrastructure systems which must be adaptable to changes in the city, accounting not only for existing capacity, but also future demand, climate change and sustainable design, and potential funding options.



## Key Ideas

- City-wide infrastructure to support existing development and future growth.
- A sustainable water supply that supports existing community needs and long-term growth and is prepared for the potential impacts of drought.
- Well-maintained water and sewer systems that meets the City's current and future needs.
- A flexible and effective system that reduces solid waste and waste resources.
- City-wide access to high-quality energy utility and telecommunication services including access to affordable broadband for residents and businesses.

## Share Your Thoughts

Please place your comments in the space below.

The Safety Element seeks to reduce the risk of death, injuries, property damage, and economic and social dislocation from natural and human-made hazards.



## Key Ideas

- A high standard of police services with a focus on community-based crime prevention.
- Effective emergency response following a natural or human caused disaster.
- Protection from the effects of earthquakes, landslides, tsunamis, and other natural disasters.
- Safeguarding of vulnerable community members, natural resources, buildings and facilities, and services and infrastructure from inland flooding, sea level rise, and associated hydrological and erosion hazards.
- Minimization of risk of fire hazards in the city and wildfire hazards on former Fort Ord lands through fire prevention design and fuel reduction strategies.
- Strong coordination with regulatory agencies to ensure safe and effective remediation of hazardous and toxic materials.
- A resilient built and natural environment, service lines, and community that is prepared for the potential impacts of extreme heat.

## Share Your Thoughts

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