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# SEASIDE GENERAL PLAN



CITY OF SEASIDE

AUGUST 5, 2003



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ADOPTED BY CITY COUNCIL RESOLUTION 04-59  
AUGUST 5, 2004

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# INTRODUCTION TO THE GENERAL PLAN

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# INTRODUCTION TO THE GENERAL PLAN

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## NEED FOR A GENERAL PLAN

With the recent annexation of lands within the former Fort Ord territory, Seaside faces many opportunities and challenges to enhance its attributes and to establish the direction for future development. This General Plan provides goals, policies, and action programs to help Seaside develop into a cohesive community and lays the groundwork for thoughtful decision-making and cooperation among all segments of City government and the community for years to come.

## HISTORY OF THE COMMUNITY

Incorporated in 1954, the City was developed as a primarily single-family community in the 1950s and 1960s. Seaside's proximity to the former Fort Ord, climate, and range of housing options have made the community a very desirable place to live. Many persons who were attracted to the area for employment and other opportunities related to the military base chose to remain in the City even after base closure. The Fort Ord Military Base was expanded between 1968 and 1978 with the mobilization of the Seventh Infantry training unit. This mobilization created a great demand for housing and local services to meet the needs of the military personnel and their families. These intense periods of development created residential neighborhoods and commercial districts that, due to their age, original construction quality, and design, now require revitalization.

With the recent closure of Fort Ord, Seaside faces new opportunities and challenges, including: 1) encouraging the development and redevelopment of North Seaside, while revitalizing the central core of the community; 2) establishing a positive and unique identity on

the Monterey Peninsula; 3) creating new job and revenue generating development opportunities 4) protecting natural resources, such as open space and scenic vistas as development occurs; 5) encouraging the provision and maintenance of quality development; and 6) improving the overall quality of life.

## VISION FOR THE FUTURE

The following Vision for the Future provides the foundation of the General Plan and an expression of what the community wants to maintain or become:

*"Seaside is a community in which people can live, work, shop, and play in a beautiful setting. Residents, businesses, and visitors are attracted to the City's abundant natural resources and quality of life. Thoughtful, planned growth and well-designed development respect and complement the natural environment. A variety of housing, recreational, and economic development opportunities are available that clearly identify Seaside as the "Gateway to the Monterey Peninsula".*

## PURPOSE OF THE GENERAL PLAN

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the community. A city's General Plan serves as the blueprint for future growth and development. As a blueprint for the future, the Plan must contain policies and programs that provide decision makers with a solid basis for decisions related to land use and development. In accordance with State law, the General Plan is the primary document the City uses to regulate land use. Consequently, the Zoning Code, Specific Plans, and individual public



and private development proposals must be consistent with the Plan goals, policies, and standards. The Seaside General Plan addresses many issues that are directly related to and influence land use decisions. urban design and economic development, topics of special interest.

### **PLAN CONTENTS AND ORGANIZATION**

This General Plan contains goals, policies, and implementation plans that are intended to guide land use and development decisions in the future. The General Plan consists of a Land Use Policy Map and the following eight elements, or chapters, which together fulfill the State requirements for a General Plan:

- ◆ Land Use
- ◆ Urban Design
- ◆ Economic Development
- ◆ Circulation
- ◆ Conservation/Open Space
- ◆ Safety
- ◆ Noise
- ◆ Housing

The Plan also includes two non-mandatory elements: Urban Design and Economic Development.

Each element is complete in itself, but is an integral part of the General Plan. Each of the eight General Plan elements is organized according to the following format: 1) Introduction; 2) Plan; and 3) Goals, Policies and Implementation Plans, except the Housing Element which is slightly modified to meet State requirements.

The Introduction of each element describes the focus and the purpose of the element. The Plan section offers an overview of the City's course of action to implement the iden-

tified goals and policies. The Goals, Policies, and Implementation Plans section of each element contains a description of identified planning issues, goals, and policies related to the element topic. The issues identify the general needs, concerns or desires addressed by the General Plan. The goals are overall statements of community desires and consist of broad statements of purpose or direction. The policies serve as guides to the City Council, Planning Commission, other City commissions and boards, and City staff in reviewing development proposals and making other decisions that affect the future growth and development of Seaside. The Implementation Plans identify specific actions to achieve the goals, policies, and plans identified in each General Plan element.