

Seal Beach All Mail Ballot General Municipal Election – November 3, 2026
City of Seal Beach - City Council – Districts 1, 3 & 5
Official - Candidate Filing Information
Available for Public Review

As of August 10, 2026

Candidate Name District 1	Notice of Intention Statement	Pulled Nomination Papers & Nomination Papers submitted to City Clerk	Nomination Papers & Candidate Statement submitted to & approved by the OCROV**	Ballot Designation	Declaration of Candidacy
Matthew Terry 341 13 th Street Seal Beach 90740 matt@mattforsealbeach.com 562-552-4418	7/13/2026	7/13/2026 & 7/20/2026	7/20/2026	Architect	7/20/2026
Scott Davis 1011 Ocean Ave #A Seal Beach 90740 scdavs@gmail.com 310-774-1388	7/15/2026	7/15/2026 & 7/22/2026	7/23/2026	Real Estate Entrepreneur	7/23/2026
Matt Smith Seal Beach 90740 Smithforsealbeach@gmail.com ***	7/20/2026	7/20/2026 & 7/27/2026	7/27/2026	Sports Broadcaster	7/27/2026

Nomination Period: Monday, July 13, 2026 - Friday, August 7, 2026, at 5:00 pm

Incumbent*

Ballot Designation (if left blank – To be determined)

Orange County Registrar of Voters (OCROV)**

Confidential Status (No address listed - email address or phone number only)***

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Perla Mendoza Seal Beach 90740 714-471-8388*** Perla@perlaforsealbeach.com ***	7/17/2026	7/17/2026 & 7/31/2026	7/31/2026 & 8/7/2026	CEO/Nonprofit Boardmember	8/7/2026

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Candidate Name District 3	Notice of Intention Statement	Pulled Nomination Papers & Submitted Nomination Papers to City Clerk	Nomination Papers & Candidate Statement submitted to & approved by the OCROV**	Ballot Designation	Declaration of Candidacy
Lisa Landau* Seal Beach 90740 714-656-8000*** lisaforsealbeach@gmail.com ***	7/13/2026	7/13/2026 & 8/3/2026	8/3/2026 & 8/4/2026	8/4/2026	8/4/2026

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Candidate Name District 5	Notice of Intention Statement	Pulled Nomination Papers & Submitted Nomination Papers to City Clerk	Nomination Papers & Candidate Statement submitted to & approved by the OCROV*	Ballot Designation	Declaration of Candidacy
Nathan Steele* 13170 Southport Ln Apt# 168L Seal Beach 90740 nathan@nathansteele.com 714-414-1272	6/16/2026	7/13/2026 & 7/31/2026	7/31/2026	7/31/2026	7/31/2026

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Incumbent*

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