

Land Use - Table 1 - Land Use Intensity/Density Standards

Land Use Designation	Minimum Lot Area	Building Intensity Dwelling Units per Acre (DU/Acre)*	Density (Persons/acre)**
Residential			
Low-Density Residential	5,000 sq. ft.	9.0 DU/Acre	16.5
Medium-Density Residential	2,500 sq. ft.	17.0 DU/Acre	31.0
High-Density Residential			
Planning Area 1	2,178 sq. ft.	20.0 DU/Acre	36.6
Planning Area 2, 3	1,350 sq. ft.	32.2 DU/Acre	58.9
Planning Area 4	960 sq. ft.	45.3 DU/Acre	82.8
Commercial			
Professional Office	7,000 sq. ft.	0.50-0.60 FAR	1 Employee/ 300 sq. ft.
Service Commercial	7,000 sq. ft.	0.60-0.75 FAR	1 Employee/ 333 sq. ft.
General Commercial	7,000 sq. ft.	0.60-0.80 FAR	1 Employee/ 450 sq. ft.
Industrial			
Light Industrial	10,000 sq. ft.	0.70 FAR	1 Employee/ 470 sq. ft.

Notes:

* The development intensity standard indicates the theoretical “maximum” allowable development permitted for each specific land use designation (DU=dwelling units; FAR=floor area ratio). All proposed development must also adhere to the City’s zoning code and/or regulations established in a specific plan.

** U.S. 2000Census Data-(City of Seal Beach averages 1.83 persons per household)

*** California State Office of Planning and Research



Land Use - Table 2 - Land Use Summary

Designation	Proposed/ Developed (acres)	Undeveloped (acres)	Total Acres
Residential			
Low	353.7	0.0	353.7
Medium	505.4	0.0	505.4
High	166.4	0.0	166.4
Commercial			
Professional Office	16.4	0.0	16.4
Service	49.3	0.0	49.3
General	75.4	18.0	93.4
Industrial			
Light	67.0	50.0	117.0
Oil Extraction	54.6	0.0	54.6
Open Space			
Open Space	0.0	42.7	42.7
Golf Course	156.8	0.0	156.8
Wetlands & Wildlife Refuge	100.0	920.0	1020.0
Park	65.4	19.0	65.4
School	15.3	0.0	15.3
Community Facility	61.8	0.0	61.8
Military	4336.0*	0.0	4336.0*
Beach	0.0	80.3	80.3
Total	6023.5	1111.0	7134.5

*does not include Wildlife Refuge



Land Use - Table 3 - Aggregated Land Use Categories

Land Use Category	Acres	% of Total
PLANNING AREA 1 (PA 1)		
Open Space	26.8	8.0%
Residential Low Density	8.9	2.7%
Residential Medium Density	19.9	6.0%
Residential High Density	150.7	45.5%
Park	13.6	4.1%
School	1.6	0.48%
Community Facility	1.4	0.42%
Commercial - Professional Office	3.8	1.1%
Commercial - Service	9.2	2.8%
Commercial - General	10.2	3.2%
Open Space - Golf	0.0	0.0
Open Space - Wetlands	0.0	0.0
Industrial - Light	0.0	0.0
Industrial - Oil Extraction	4.6	1.4%
Military	0.0	0.0
Beach	80.3	24.3%
TOTAL	331.0	100.0%
PLANNING AREA 2 (PA 2)		
Open Space	9.3	1.9%
Residential Low Density	127.6	26.3%
Residential Medium Density	0.0	0.0
Residential High Density	0.0	0.0
Park	19.8	4.0%
School	13.7	2.8%
Community Facility	41.6	8.6%
Commercial - Professional Office	0.0	0.0
Commercial - Service	12.1	2.5%
Commercial - General	0.8	0.2%
Open Space - Golf	0.0	0.0
Open Space - Wetlands	100.0	20.6%
Industrial - Light	110.0	22.7%
Industrial - Oil Extraction	50.0	10.3%
Military	0.0	0.0
Beach	0.0	0.0
TOTAL	484.9	100.0%
PLANNING AREA 3 (PA 3)		
Open Space	0.1	0.019%
Residential Low Density	0.0	0.0
Residential Medium Density	478.3	91.7%
Residential High Density	0.0	0.0
Park	0.0	0.0
School	0.0	0.0
Community Facility	10.7	2.0%



Land Use Element

Land Use Category	Acres	% of Total
Commercial - Professional Office	1.5	0.29%
Commercial - Service	20.9	4.0%
Commercial - General	3.2	0.61%
Open Space - Golf	0.0	0.0
Open Space - Wetlands	0.0	0.0
Industrial - Light	7.0	1.3%
Industrial - Oil Extraction	0.0	0.0
Military	0.0	0.0
Beach	0.0	0.0
TOTAL	521.7	100.0%
PLANNING AREA 4 (PA 4)		
Open Space	6.5	1.2%
Residential Low Density	217.2	40.1%
Residential Medium Density	7.2	1.4%
Residential High Density	15.7	2.9%
Park	32.0	5.9%
School	0.0	0.0
Community Facility	8.1	1.6%
Commercial - Professional Office	11.1	2.1%
Commercial - Service	7.1	1.3%
Commercial - General	79.2	14.6%
Open Space - Golf	156.8	28.9%
Open Space - Wetlands	0.0	0.0
Industrial - Light	0.0	0.0
Industrial - Oil Extraction	0.0	0.0
Military	0.0	0.0
Beach	0.0	0.0
TOTAL	540.9	100.0%
PLANNING AREA 5 (PA 5)		
Open Space	0.0	0.0
Residential Low Density	0.0	0.0
Residential Medium Density	0.0	0.0
Residential High Density	0.0	0.0
Park	0.0	0.0
School	0.0	0.0
Community Facility	0.0	0.0
Commercial - Professional Office	0.0	0.0
Commercial - Service	0.0	0.0
Commercial - General	0.0	0.0
Open Space - Golf	0.0	0.0
Open Space - Wetlands	0.0	0.0



Land Use Element

Land Use Category	Acres	% of Total
Industrial - Light	0.0	0.0
Industrial - Oil Extraction	0.0	0.0
Military	5256	100.0%
Beach	0.0	0.0
TOTAL	5275.2	100.0%
CITY OF SEAL BEACH		
Open Space	142.7	2.0%
Residential Low Density	353.7	5.0%
Residential Medium Density	505.4	7.0%
Residential High Density	166.4	2.3%
Park	65.4	.9%
School	15.3	0.2%
Community Facility	61.8	0.9%
Commercial - Professional Office	16.4	0.2%
Commercial - Service	49.3	0.7%
Commercial - General	93.4	1.3%
Open Space - Golf	156.8	2.2%
Industrial - Light	117.0	1.6%
Industrial - Oil Extraction	54.6	0.8%
Military	5256	73.7%
Beach	80.3	1.1%
TOTAL	7134.5	100.0%

