

City of Seal Beach



Land Use Element

Contents

Introduction.....	1
Background.....	1
Statutory Requirements.....	3
Population Density.....	3
Building Intensity.....	4
Non-Conforming Structures and Uses.....	4
Related Plans and Programs.....	6
City of Seal Beach Zoning Ordinance.....	6
Local Coastal Program.....	6
Specific Plans.....	7
Orange County Airport Environs Land Use Plan (AELUP).....	7
Air Installation Compatibility Use Zone (AICUZ) Study.....	8
SCAG Growth Management Plan.....	8
South Coast Air Quality Management Plan.....	8
California Environmental Quality Act (CEQA) and Guidelines.....	9
National Pollution Discharge Elimination System (NPDES).....	9
Planning Areas.....	10
Planning Area 1 - Old Town/Surfside.....	10
Planning Area 2 - Marina Hill/Hellman Ranch/Boeing.....	15
Planning Area 3 - Leisure World.....	22
Planning Area 4 - College Park.....	26
Planning Area 5 - Naval Weapons Station, Wetlands & Wildlife Refuge.....	30
Goals, Objectives, and Policies.....	36
Features of the Community.....	36
Waterfront.....	36
Parks, Recreation, and Community Beautification.....	37
Population.....	37
Housing.....	37
Commercial.....	37
Public Facilities.....	38
Industry.....	38
Circulation.....	39
Annexation.....	39
Planning Area 1 - Old Town/Surfside.....	39
Planning Area 2 - Marina Hill/Hellman Ranch/Boeing.....	40
Planning Area 3 - Leisure World.....	42
Planning Area 4 - College Park.....	42
Planning Area 5 - Naval Weapons Station and Marshlands/Wetlands.....	43
Land Use Plan Designations.....	45
Residential Land Use.....	54
Commercial Land Use.....	58
Industrial Land Use.....	64
Military Land Use.....	65
Public Uses.....	66
Implementation.....	70
Adoption.....	70



Rezoning.....	71
Capital Improvements Program	72
Specific or Precise Plans	72
Redevelopment Agency	73
Local Coastal Plan.....	74
Specific Plan Boundaries.....	75

List of Figures

Land Use - Figure 1	- Planning Area 1 Land Use Map	11
Land Use - Figure 2	- Planning Area 2 Land Use Map	17
Land Use - Figure 3	- Planning Area 3 Land Use Map	23
Land Use - Figure 4	- Planning Area 4 Land Use Map	27
Land Use - Figure 5	- Planning Area 5 Land Use Map	31
Land Use - Figure 6	- City of Seal Beach Land Use Map	47
Land Use - Figure 7	- Main Street Specific Plan.....	75
Land Use - Figure 8	- Pacific Electric Right-of-Way Specific Plan	77
Land Use - Figure 9	- Los Angeles Department of Water and Power Specific Plan.....	79
Land Use - Figure 10	- Hellman Ranch Specific Plan	81
Land Use - Figure 11	- Boeing Integrated Defense Systems Specific Plan	83



Introduction

The purpose of the Land Use Element is to designate the proposed general distribution, general location, and extent of uses within the City and to establish population density and building intensity standards. The Land Use Element provides a guide for better decision-making by the public and private sectors to direct growth and development of the community into the type of environment desired by its residents.

Pursuant to California law, the Land Use Element serves as the long-range planning guide for development in the City by identifying and analyzing the location and extent of the development to be permitted. The Land Use Element establishes the character and identity of Seal Beach over the next 20 years.

Background

Planning is the process of establishing guides for decision-making based on objectives determined by City policies. The Land Use Element is an outline, or a guide, for decision making by public and private sectors to direct the growth of either new construction or modernization of the community into a type of environment desired by its people.

Adoption of the Land Use Element is not the end of the planning process, but only the beginning. Continued study, effort, support, and the commitment of public and private funds will be required to implement the provisions and policies in the General Plan. The General Plan is a statement of current policy. If conditions change to the extent that land use or other policies require a change, the General Plan should be restudied in a comprehensive manner to make sure that the changes proposed do not alter the balance between people and the facilities, utilities, and services that they require. Piecemeal change without in-depth study would reduce the value of the General Plan and defeat its purpose.

The time scale for development of many of the desirable or essential features of the General Plan may change considerably due to unforeseen events that may surface at a later date. The significant proposals, however, should not be lost or deleted from the General Plan unless they prove undesirable or



impractical due to situations that come to light in the interim period.



Statutory Requirements

Section 65302(a) of the *Government Code* requires a Land Use Element to designate the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open-space including agriculture, natural resources recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building intensity recommended for various areas and other territory covered by the plan. The Land Use Element shall identify areas covered by the plan that are subject to flooding and shall be reviewed annually with respect to those areas. For Seal Beach, areas subject to flooding are addressed in the Safety Element.

Population Density

As mandated in the State of California General Plan Guidelines, this Land Use Element provides for population density standards. The City of Seal Beach consists of 11.51 square miles of land area and 1.72 square miles of water area for a total of 13.23 square miles of City land. The City's current population is 24,157 residents. Based upon these numbers, the population density of the City is 2,099 residents per square mile. In addition, the City currently consists of 14,267 residential units, which translates into 1,240 residential units per square mile. Over the past decade, the City of Seal Beach has experienced a slight population decline from 25,098 residents in the 1990 Census to 24,157 residents in the 2000 Census. In addition, the implementation of the Hellman Ranch Specific Plan Project would add new single-family homes and generate new residents to the City. The Bixby Assisted Living Project will also provide new residential units for senior assisted living and conventional apartment units for seniors, which will result in an increase of an increase in overall city population as well. As a result, the population for the City at build out is estimated to increase slightly from the present population of approximately 24,157 to 24,810.



Demographic characteristics of Seal Beach have remained stable over the past two decades despite the slight decrease in population in the past decade. Incorporated in 1915 primarily as a farming community, the City has grown to a population of 24,157 in the year 2000 while still maintaining its small-town atmosphere and community values through the enhancement and maintenance of city facilities, buildings, and infrastructure. And by designing and implementing a general plan that preserves the history of the city, while embracing the progress of development and time. The City has been perceived as having a small town feel with a small town like population. This concept shall be preserved and enhanced for future prosperity of the City as suggested by the General Plan Committee.

Building Intensity

As mandated in the state's General Plan Guidelines, local general plans must contain quantifiable standards of building intensity for each land use designation. These standards should identify the most intensive use that will be allowed under each designation. While the land use designation identifies the types of allowable uses, the building intensity standard will identify the concentration of use. Residential building intensity is defined as the number and types of residential use per acre of land. Additional building intensity analysis is provided later in this Element.

"Floor to Area Ratio" (FAR) is defined as the ratio between the amounts of gross floor area permitted to be constructed on a legal building lot and the size of the lot. In computing gross floor area of the building, the gross area confined within the exterior walls of the building shall be considered as the floor area of each floor of the building.

Non-Conforming Structures and Uses

There are existing land uses within the City of Seal Beach that are inconsistent with the provisions set forth in this Element. These inconsistencies fall into two categories, 1) inconsistencies associated with land use, and 2) inconsistencies associated with intensity and density. The alterations and additions to non-conforming structures, along with the continuation of existing non-conforming land uses, are per-



mitted and governed by the Non-Conforming Section of the Seal Beach Municipal Code.



Related Plans and Programs

A number of related plans and programs are considered in the formulation, adoption, and implementation of local land use policy. Related plans and programs are both local and regional in nature. Regional planning agencies such as the Southern California Association of Governments (SCAG) recognize that planning issues extend beyond the boundaries of individual cities. Efforts to address regional planning issues such as air quality, transportation, and affordable housing have resulted in the adoption of regional plans. The form and distribution of development in Seal Beach are affected by regional plans. Relevant local and regional plans related to the Land Use Element are discussed briefly below.

City of Seal Beach Zoning Ordinance

The City of Seal Beach has adopted a Zoning Ordinance and related zoning map. The ordinance has been updated periodically to incorporate land use changes. The Zoning Ordinance is the primary implementation tool for the Land Use Element. Together, the Zoning Ordinance and the zoning map identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City.

Local Coastal Program

The California Coastal Act requires all cities and counties along the California coast to prepare a Local Coastal Program (LCP). An LCP is typically comprised of two components: a Coastal Land Use Plan and Implementing Actions (such as zoning ordinances and maps and identification of sensitive coastal resource areas). Seal Beach drafted a Coastal Land Use Plan in 1983, which was adopted by the City Council at that time. The Plan was submitted to the Coastal Commission for review; however, a number of comments were sent back from the Coastal Commission to the City. The Coastal Commission never adopted the Plan.

A Local Coastal Program (LCP) exists for purposes of the regulation of City territory within the Coastal Zone. The



LCP generally addresses the following topics: public access and recreation, marine and land resources, shoreline structures and hazards, new development, scenic and visual resources, and public works. The LCP is required to conform to the policies of Chapter 3 of the Coastal Act, which sets the standards for review of the LCP governed by *Public Resources Code* §30200. Although closely related to the plans and programs contained within the General Plan, the Local Coastal Program and its components are planned as separate governing documents.

The Coastal Zone Boundary for the City of Seal Beach is depicted in Land Use Map. Seaward of this Coastal Zone Boundary please refer to the Coastal Element and Coastal Zoning Ordinance for regulatory guidance.

Specific Plans

Seal Beach has adopted several specific plans over the years to provide more detailed guidance for specific development sites throughout the City. Specific plans contain specific land uses, site development standards, and plans for circulation and infrastructure systems. Boundary maps for each specific plan are provided at the end of this element. The following adopted specific plans are discussed in greater detail throughout the Land Use Element.

- Main Street Specific Plan
- Pacific Electric Right-of-Way Specific Plan
- Los Angeles Department of Water and Power Specific Plan
- Hellman Ranch Specific Plan
- Boeing Integrated Defense Systems Specific Plan

Orange County Airport Environs Land Use Plan (AELUP)

In accordance with *Public Utilities Code* §21676(a), local planning programs must be consistent with any Airport Environs Land Use Plan (AELUP) adopted by an Airport Land Use Commission, unless specific findings are made that the local planning programs are consistent with the purpose of state airport planning law.



The northernmost portion of Seal Beach abuts the Los Alamitos Joint Forces Training Base (JFTB), which conducts military aviation operations. The Los Alamitos JFTB is addressed in the present AELUP for the county and identifies planning constraints due to noise levels, hazard areas, and height limits associated with local military aviation activities. The Land Use Element and the Safety Element have been drafted for compliance with the current AELUP.

Air Installation Compatibility Use Zone (AICUZ) Study

The AICUZ Study for the Los Alamitos Joint Forces Training Base (JFTB) was completed in June 1995. The document, required by the Department of Defense AICUZ Program, is intended to inform the public and serve as a planning guide for the Department of Defense, the United States Army, the California National Guard, and local governments. The document focuses on identifying and examining impacts on adjacent communities associated with aircraft noise and aircraft accident potential from the Los Alamitos Joint Forces Training Base (JFTB). The main objective of the document is to identify existing or future land uses that are or could become incompatible with flight operations at the JFTB.

SCAG Growth Management Plan

The SCAG Growth Management Plan recommends methods to direct regional growth to minimize traffic congestion and better protect environmental quality. The goals of the Growth Management Plan include balancing jobs and housing. While SCAG has no authority to mandate implementation of its Growth Management Plan, principal goals have implications for the land use composition for Seal Beach. The SCAG goals are generally reflected throughout all of the General Plan elements, including the Land Use Element.

South Coast Air Quality Management Plan

The South Coast Air Quality Management Plan (AQMP) mandates a variety of measures to improve air quality. To comply with the AQMP, the Land Use Element organizes land uses in relation to the circulation system, promotes commercial and industrial land uses with convenient access



to transportation, and provides a balanced Land Use Plan that promotes a favorable relationship between jobs and housing.

California Environmental Quality Act (CEQA) and Guidelines

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for thorough environmental analysis of projects that might affect the environment. The provisions of state law and environmental review procedures are described in the CEQA Statutes and the CEQA Guidelines. Implementation of CEQA ensures that during the decision-making process for development, City officials and the general public will be able to identify and assess the environmental impacts associated with private and public development.

National Pollution Discharge Elimination System (NPDES)

The City of Seal Beach shall comply with the Clean Water Act and the National Pollution Discharge Elimination System (NPDES) permit program to control water pollution by regulating point sources that discharge pollutants into waters of the United States. Pipes, man-made ditches, septic systems, or sources that do not have a surface discharge of water pollutants are considered point sources that do not require a NPDES permit. However, industrial, municipal, and other facilities must comply with NPDES and obtain permits if their discharge goes directly to surface waters. Since its introduction in 1972, the NPDES permit program is responsible for significant improvements to the Nation's water quality and the City of Seal Beach shall continue to carry out and comply with this effort.



Planning Areas

To better understand the City of Seal Beach, a field and statistical analysis was conducted to evaluate the issues and potentials for the community. To facilitate this analysis and to provide strategic referencing by City staff, the City is strategically divided into five Planning Areas. The Planning Areas enable the City to more specifically determine and consider future development by identifying potential land use issues that exists today or may arise in the future. The following discussion describes each Planning Area and identifies issues unique to each area.

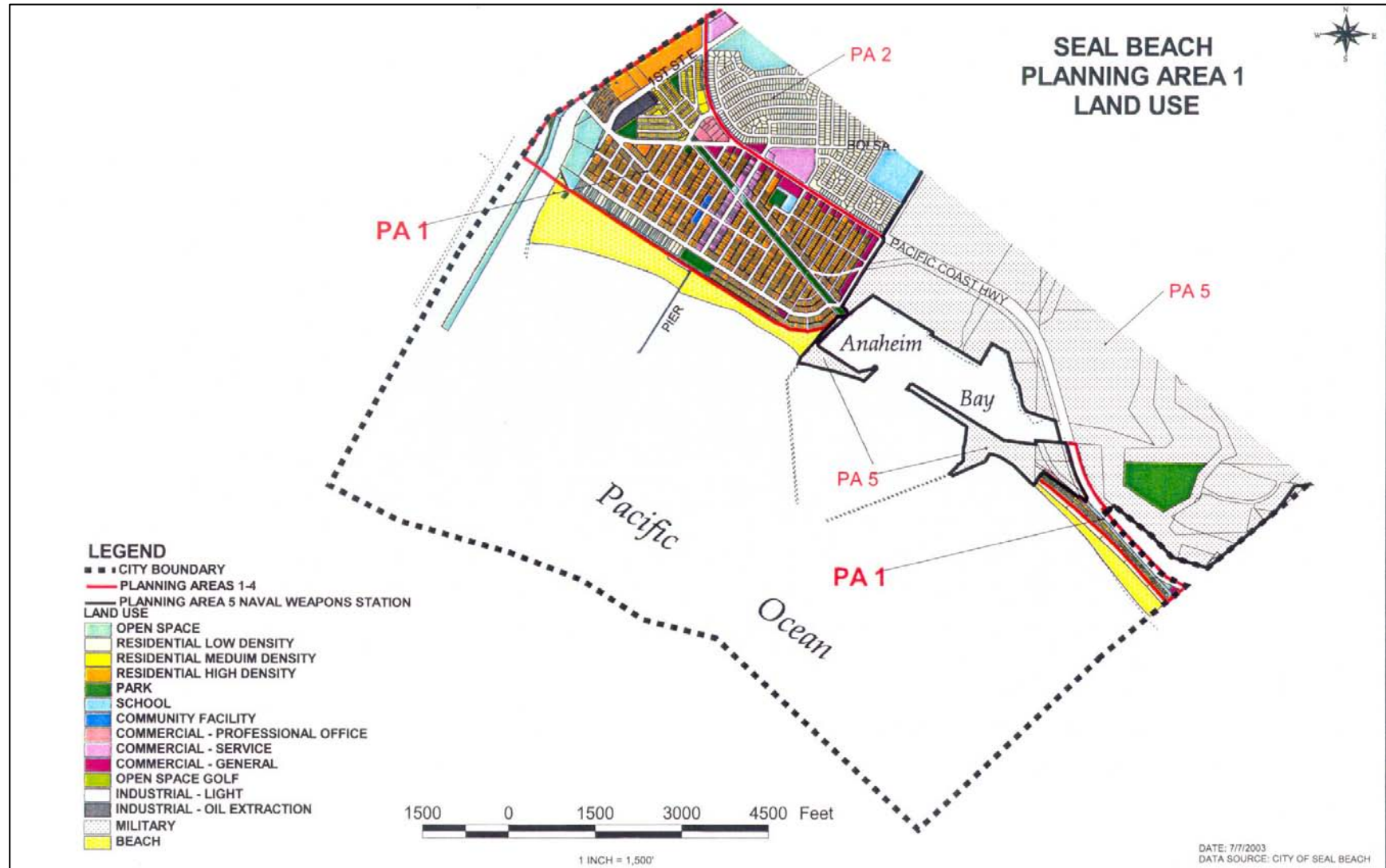
Planning Area 1 - Old Town/Surfside

Planning Area 1 encompasses approximately 331 gross acres of the City. The linear area includes downtown Seal Beach, the Department of Water and Power site, Surfside, and the Sunset Marina Park. Planning Area 1 is situated entirely in the California Coastal Zone. Planning Area 1 boundaries generally include the mouth of the San Gabriel River to the west, Pacific Coast Highway to the north, the communities of Sunset Beach and Huntington Beach to the east, and the Pacific Ocean to the south (Land Use - Figure 1).

Downtown Seal Beach/Main Street Specific Plan

The focal point of downtown Seal Beach is characterized by Main Street, the traditional commercial core of the city. The Main Street area provides for a pedestrian-oriented mix of offices and businesses, surrounded by an area of mixed housing types and institutions. Although it is recognized that the area will have businesses that serve residents and visitors, the goal is to prevent the visitor-serving uses from overwhelming the area at the expense of the small town character. It is also recognized that, when the weather and beach conditions are attractive, the demand for parking may exceed the supply.





Land Use - Figure 1 - Planning Area 1 Land Use Map



A primary issue for the Main Street area and surrounds is to provide for a mix of land uses that remain compatible and serve local and visitor needs. After much public participation, the City Council adopted the Main Street Specific Plan in 1996 to provide a vision document to preserve and enhance the downtown area of Seal Beach. The Main Street Specific Plan provides specific direction regarding allowed land uses and operations, building and design provisions, and parking standards and management, to ensure compatibility between land uses and preservation of the area's small-town character. The boundary of the Main Street Specific Plan is depicted in Land Use - Figure 7 on page LU-75 at the end of this element.

Pacific Electric Right-of-Way Specific Plan

Situated downtown, Electric Avenue follows the abandoned Pacific Electric right-of-way, which is 100 feet wide and approximately 3,600 feet long. This area is slightly over 8 acres in size and is bounded by Electric Avenue (north), Seal Beach Boulevard, Electric Avenue (south), and Marina Drive. The City has acquired the abandoned railroad Right-of-Way (ROW), and a specific plan was prepared and adopted by the City Council. The City adopted the Pacific Electric ROW Specific Plan in 1974. The plan consists of two mini-plazas, a bus stop, a senior citizen center, a public library, a "Red Car" historic museum, a shaded park bench area, a bicycle rest area, and a pedestrian walkway. The remaining ROW consists of a landscaped passive recreational area. The boundary of the Pacific Electric Right-of-Way Specific Plan is depicted in Land Use - Figure 8 on page LU-77 at the end of this element.

Los Angeles Department of Water and Power Specific Plan

Formerly the location of a large power plant for the Los Angeles Gas and Electric Company (now the Department of Water and Power), this site has an excellent view of the Long Beach Marina and northern coastline as far north as Palos Verdes. Considering these positive factors in combination with a high land value (attributed to location and access), this site has potential for visitor-serving land uses and open space land uses. The potential for the development of a hotel use is also deemed feasible for this site.



Particular attention should be given to the question of pedestrian access to the river's edge and to the creation of a landscape walkway and linear buffer along the entire length of the San Gabriel River from Westminster Avenue to the beach.

To provide a comprehensive plan for this area, in 1996 the City revised the Department of Water and Power Specific Plan, which sets forth the land use development plan and general development standards for this area. Visitor-serving uses are limited to the northerly portion of the DWP parcel with permitted uses including a 150-room (maximum) hotel with conference facilities, restaurants, and retail/service uses. The lower portion of the site is designated for open space uses such as public parks, greenbelts, bike, and nature trails, and other passive recreational uses. The boundary of the Los Angeles Department of Water and Power Specific Plan is depicted in Land Use - Figure 9 on page LU-79 at the end of this element.

Surfside Colony

This area is bounded by Pacific Coast Highway, Anderson Street (Sunset Beach), the Pacific Ocean, and the Naval Weapons Station (Anaheim Bay). This residential area was subdivided in the early 1900s into three blocks of small lots as a private, gated community. Originally, small beach cottages were built and used as summer second homes. This area contains approximately 250 low-density residential homes. In recent past, this area has experienced recycling of properties from one-story second home beach cottages to custom three-story year-round residences.

Vehicular access into Surfside Colony is restricted to residents and their guests. Streets within this gated community are not sufficiently wide for simultaneous two-way traffic. The public beach access along the Surfside Colony consists of 3,000 feet (0.56 mile) stretch of sand and beach. The sand beach ocean ward or south on the first row of homes on "A" Row is privately owned for a distance of between 70 and 100 feet. Pedestrian and bicycle access to the beach is available to the public at Anderson Street. Anderson Street is a \pm 100-foot-wide opening for the public to both beaches at Sunset and Surfside and is served by adjacent parking in Sunset Beach.



A small commercial development is located just outside the Surfside Colony gates and is adjacent to Pacific Coast Highway and Anderson Street.

Planning Area 2 - Marina Hill/Hellman Ranch/Boeing

Planning Area 2 encompasses approximately 485 acres of land within the City of Seal Beach. The boundaries of this planning area involve all parcels situated north of Pacific Coast Highway, all parcels located west of Seal Beach Boulevard, all parcels south of Westminster Avenue, and all parcels situated east of the Los Angeles and Orange County jurisdiction boundary line (Land Use - Figure 2).

Marina Hill

The Marina Hill area is bounded by Pacific Coast Highway, Haynes Road, the Hellman Ranch Specific Plan area, and Seal Beach Boulevard. This area was subdivided in the 1950s into 5,000-square-foot lots and is developed with 970 single-family dwelling units. Some of the lots were not developed when the property was subdivided. Over a period of approximately 15 years, custom homes have been built on these lots. In addition to the residential development, there is a neighborhood shopping center fronting on Pacific Coast Highway and one public intermediate school in the area. The most frequent construction activity in this area involves room additions and interior remodeling to existing residences.

Hellman Ranch Specific Plan

The Hellman Ranch Specific Plan site is situated in the center of Planning Area 2. The project specific plan is surrounded by the Boeing Integrated Defense Systems Specific Plan to the north, Marina Hill single-family residential subdivision to the south, Seal Beach Boulevard and Seal Beach Naval Weapons Station to the east, and the Los Angeles/Orange County boundary line to the west.

The Hellman Ranch Specific Plan consists of five Conservation Planning Areas and five Development Planning Areas. The current provisions of the Hellman Ranch Specific Plan are inconsistent with the terms and conditions of the ap-



proved Coastal Development Permit issued by the California Coastal Commission. The City will work with the property owner to have an amended Hellman Ranch Specific Plan submitted for consideration that is consistent with the permit conditions of the California Coastal Commission Coastal Development Permit within 12 months after adoption of the General Plan.

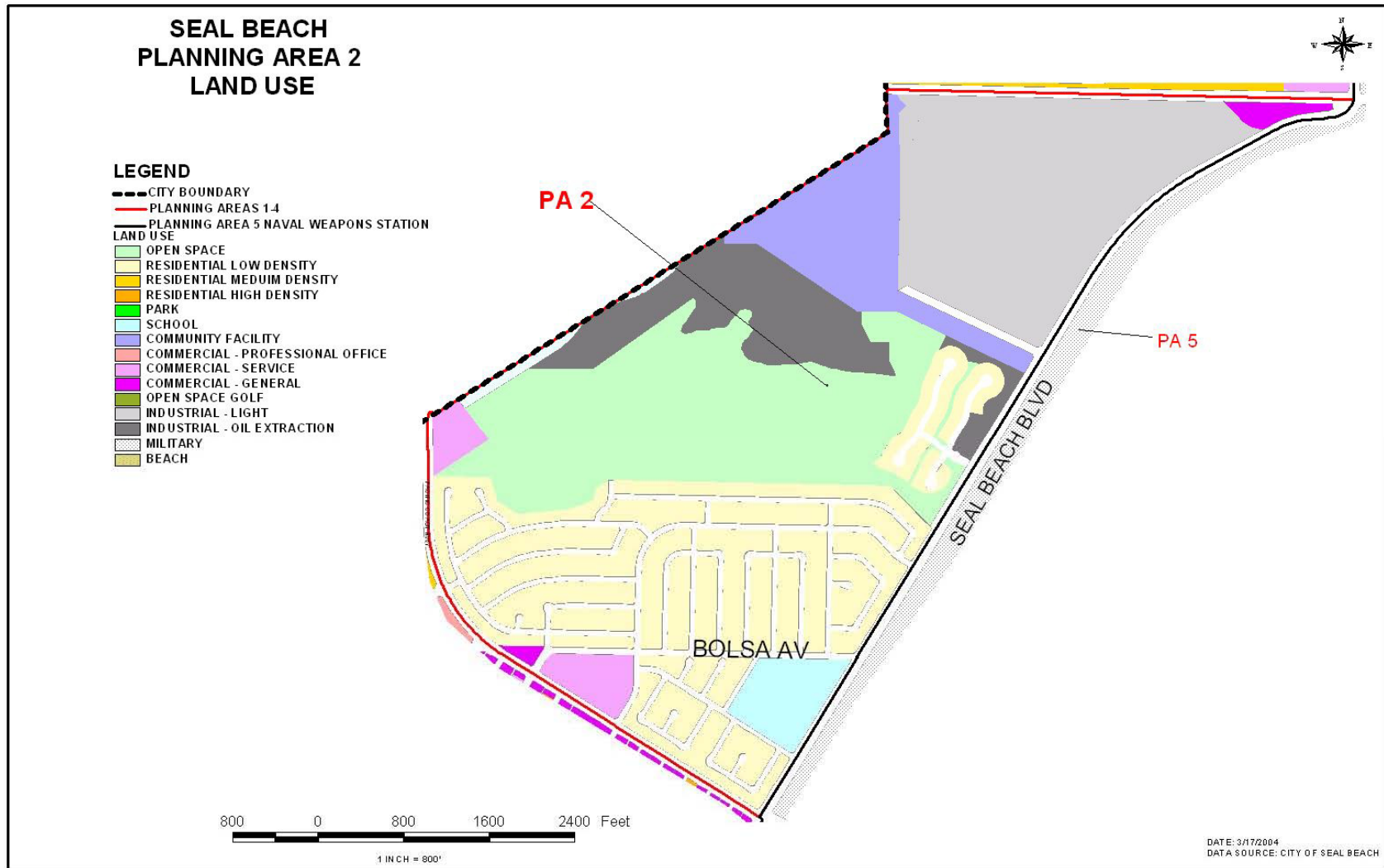
The Conservation Planning Area consists of the enhancement, implementation, and preservation of saltwater marsh wetlands, freshwater wetlands, the Gum Grove Nature Park, and the Los Alamitos Retarding Basin. The Development Planning Area of this Specific Plan consists of land uses, standards, and regulations for single-family residential, mineral operation areas, and public land use. A brief overview of the specific plan's components is analyzed below. The boundary of the Hellman Ranch Specific Plan is depicted in Land Use - Figure 10 on page LU-81 at the end of this element.

- Single-Family Residential

The Hellman Specific Plan consists of a single-family residential gated community that allows for pedestrian access into the community, situated along the eastern portion of the specific plan area along Seal Beach Boulevard. The average lot size is 6,250 sq.ft., with dwelling units ranging from 3,600 to 4,200 sq.ft. of floor area. This residential community is set back a minimum of 260 feet from the nearest jurisdictional wetland area.

The minimum residential lot size within this specific plan shall be 5,000 square feet. The minimum lot width shall be 50 feet. The minimum lot depth shall be 90 feet. The maximum building height shall be 36 feet and shall not exceed three stories. The lot area coverage by the buildings or structures shall not exceed 60 percent of the total lot area.





Land Use - Figure 2 - Planning Area 2 Land Use Map



- Possible Restored Wetlands

A 100-acre portion of the Hellman Ranch Specific Plan area has been deed restricted by the terms and conditions of an approved Coastal Development Permit issued by the California Coastal Commission for 25 years for sale at fair market value to a public agency for the purposes of wetlands restoration, open space, and environmental education purposes. The lowlands area of the Hellman Ranch Specific Plan area contains approximately 27 acres of delineated, albeit severely degraded, wetlands, and these existing wetlands will form the basis for future restoration plans.

The adjacent oil production property (approximately 50 acres) has been similarly restricted, although the 25-year period does not commence until cessation of the oil production activities.

These areas will comprise a portion of a contemplated restoration of the Los Cerritos Wetland Complex and could lead to the eventual restoration of tidal and non-tidal wetlands along the Long Beach/Seal Beach coastline.

- Gum Grove Park

Gum Grove Nature Park is a 14.9-acre urban forest and wilderness park consisting primarily of blue gum eucalyptus trees. The nature setting park, which the general public also uses as a walking and hiking nature park, provides habitat for numerous wildlife. Public access to the expanded Gum Grove Park has been provided along Seal Beach Boulevard as a result of the approval and the implementation of the Hellman Specific Plan.

- Public Access

A staging area and public parking for access to the possible restored wetland area is provided in conjunction with public benefit uses at Pacific Coast Highway and First Street. A pedestrian/bike trail link is also provided to the San Gabriel River trail, providing regional access to the area. Public access to Gum Grove Park is provided at Avalon Street and Seal Beach Boulevard.



- Flood Control Retention Basin

The Orange County Flood Control District (OCFCD) operates the Los Alamitos Retarding Basin. The basin's function is to accommodate runoff from the surrounding watershed. The retarding basin also serves as a habitat for various bird species, although the habitat value is very low.

- Oil Resource Production

Oil production will continue on portions of the property for an indefinite period. The oil production areas have been carefully defined to operate safely and efficiently for drilling, maintenance, and access. All operating wells have been electrified to minimize potential noise impacts. The oil production areas shall be landscaped, screened, and properly buffered from other uses on the site in accordance with the provisions of the Hellman Ranch Specific Plan. There is approximately 50 acres of oil operation designated land use with the City of Seal Beach. All oil production land use designated parcels situated within the 50-acres are deed restricted by the Coastal Commission permit conditions and will be re-designated for the restoration of wetlands upon the closeout of oil and mineral related operations.

- Civic/Public Land Use Areas

Public uses are planned for the City of Seal Beach property at the terminus of Lopez Drive. The property is zoned Public Land Use (PLU). The PLU zoning designation allows for a variety of public uses and City facilities. The property will be partially used for the extension of Lopez Drive, and it is envisioned by the City that public recreational and public civic uses could be considered for the site. The project area currently houses the City of Seal Beach Police Station, the City's Public Works Maintenance Facilities, and the Seal Beach Animal Care Center. Road improvements to Lopez Drive will be completed upon the approval, implementation, and development of the Boeing Integrated Defense Systems Specific Plan.

- California Coastal Act Compliance

The Hellman Ranch Specific Plan is situated within the Coastal Zone Boundary, and a Coastal Development



Permit has been issued by the California Coastal Commission that approved a project that is in compliance with the goals and policies established in the Coastal Act of 1976. Implementation of the project approved by the Coastal Commission is intended to result in the potential future restoration of a degraded saltwater marsh wetlands environment, increased emphasis on visitor-serving uses, increased public access and recreational opportunities, and increased public open space. The current provisions of the Hellman Ranch Specific Plan are inconsistent with the terms and conditions of the approved Coastal Development Permit issued by the California Coastal Commission. The City will work with the property owner to have an amended Hellman Ranch Specific Plan submitted for consideration that is consistent with the permit conditions of the California Coastal Commission Coastal Development Permit within 12 months after adoption of the General Plan.

Boeing Integrated Defense Systems (BIDS) Specific Plan

The Boeing Integrated Defense Systems (BIDS) Specific Plan encompasses 107 acres and is situated in the central western portion of the City. The specific plan is surrounded by Westminster Avenue to the north, Adolfo Lopez Drive to the south, Seal Beach Boulevard to the east, and the Los Alamitos Retarding Basin to the west. This plan provides for development of a business park, combined with hotel and commercial uses, within the existing framework of the existing BIDS headquarters operations. Zoning and development standards are analyzed in a separate document of the BIDS Specific Plan. The boundary of the Boeing Integrated Defense Systems (BIDS) Specific Plan is depicted in Land Use - Figure 11 on page LU-83 at the end of this element.

- BIDS Planning Area 1 - Business Park (Existing Boeing Campus)
- BIDS Planning Area 2 - Business Park
- BIDS Planning Area 3 - Business Park
- BIDS Planning Area 4 - Hotel/Commercial Area



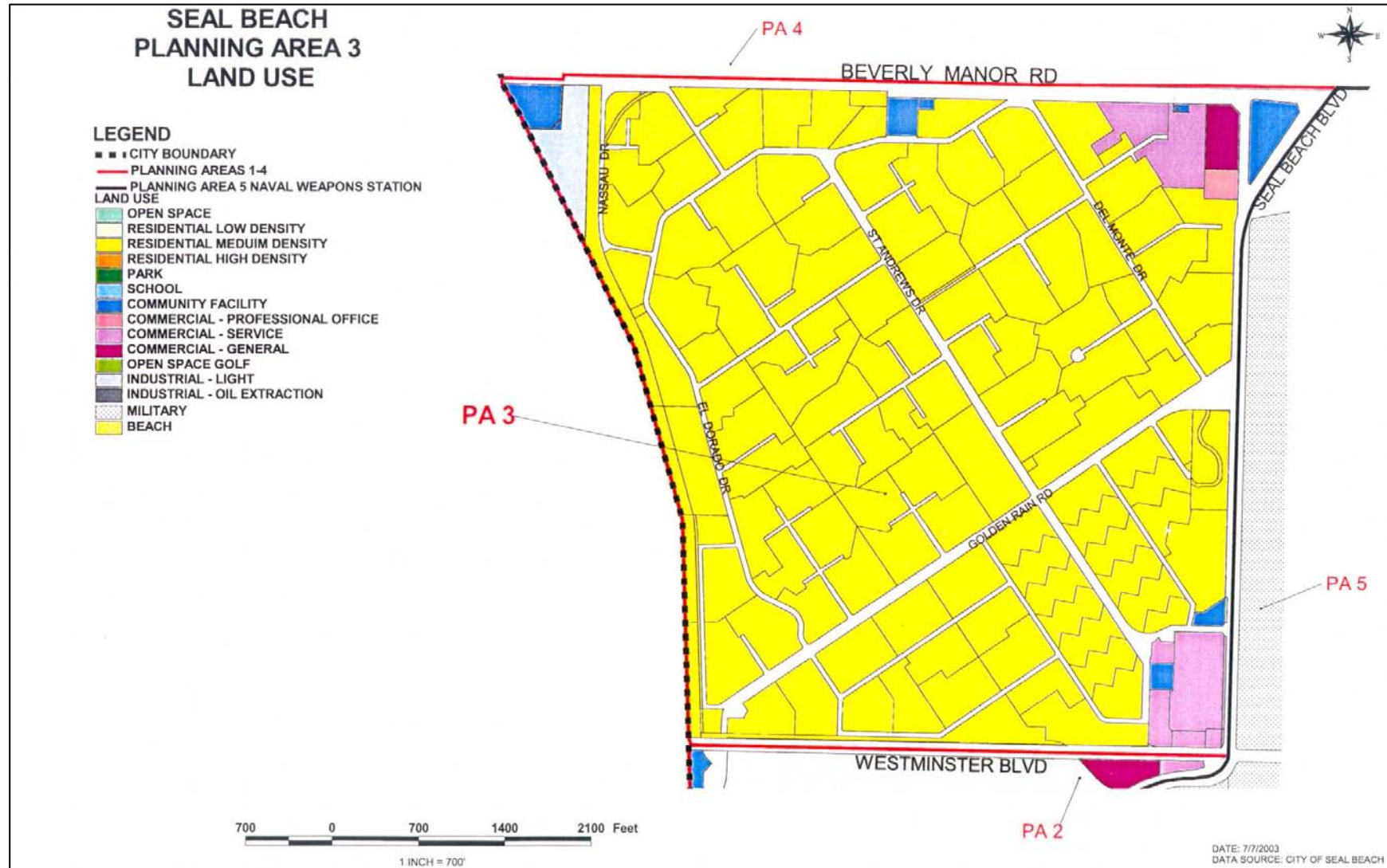
Planning Area 3 - Leisure World

Planning Area 3 encompasses approximately 522 acres of the City. Seal Beach Leisure World Community takes up majority of this planning area and is a self-contained, active retirement community located within the City of Seal Beach. The community is 533 acres, or approximately one square mile, and is bound by the San Diego Freeway to the north, Westminster Boulevard to the south, Seal Beach Boulevard to the east, and the Los Angeles Department of Water and Power Haynes Generating Station and Cooling Channel to the west (Land Use - Figure 3). When construction began in 1960, Seal Beach Leisure World was the first major planned retirement community of its kind in the nation. While retirement communities have experienced growing popularity throughout the country, Seal Beach Leisure World continues to offer its residents high quality, affordable housing and an unparalleled quality of life.

Leisure World is now fully built out, and the housing stock includes 6,482 cooperative apartments and 126 condominiums. A share of stock represents ownership of an apartment within the community, while the condominiums are owned outright. The apartments are available in one- and two-bedroom floor plans, and range from approximately 800 square feet to 1,100 square feet. The condominiums are also available in one- and two-bedroom units. Approximately 9,000 people reside in the community, roughly one-third the total population of Seal Beach. Leisure World is an age-restricted community, and at least one person occupying a unit must be 55 years of age to qualify for residency within the community.

Leisure World features a variety of recreational activities. There are approximately 250 organized clubs within Leisure World that offer a wide range of political, fraternal, service, self-improvement, and hobby organizations. Recreational facilities include a swimming pool, a 9-hole golf course, a 2,500-seat amphitheater, 5 wood working and art studios, lawn bowling, gardening plots, and a professionally equipped library. There are currently 5 clubhouses with a total of 72,000 square feet available to the residents, and plans for a sixth clubhouse are currently in the works. In addition to recreational uses within Leisure World, commercial, medical, and religious uses are available inside the community.





Land Use - Figure 3 - Planning Area 3 Land Use Map



A post office and a realty office serve the residents, along with churches and places of worship for numerous religious groups. The Leisure World Health Care Center is located inside the community and features health care providers that specialize in a wide array of medical fields, including geriatric medicine, cardiology, dermatology, internal medicine, ophthalmology, and neuropsychology. The Health Care Center includes a full-service pharmacy, a clinical laboratory, radiology, and a physical therapy department.

A variety of transportation services are available to Leisure World residents, including a fare-free mini bus with service throughout the community and nearby shopping centers. Transportation on the wheelchair mini-bus is available by reservation, and courtesy transportation is provided from several hospitals in the surrounding area. Transportation is also provided to and from the Rossmoor Shopping Center, located north of the San Diego Freeway on Seal Beach Boulevard, at no cost. Other transportation opportunities are available through charter busses and the Orange County Transit Authority.

The Leisure World Shopping Center is located on the northwest corner of Seal Beach Boulevard and Westminster Avenue. This center is primarily designated as General Commercial, while only a small corner parcel of the center is designated as Service Commercial use. The Leisure World Shopping Center consists of a variety of services ranging from banks, markets, stores, gas stations, and church.

In addition to the Leisure World parcel, located on the southwest corner of Seal Beach Boulevard and the 405 Freeway, this area consists of office buildings, public works facility and various is designated as Professional Office, General and Service Commercial land uses as depicted in the Planning Area 3 Land Use Map (Land Use - Figure 3).



Planning Area 4 - College Park

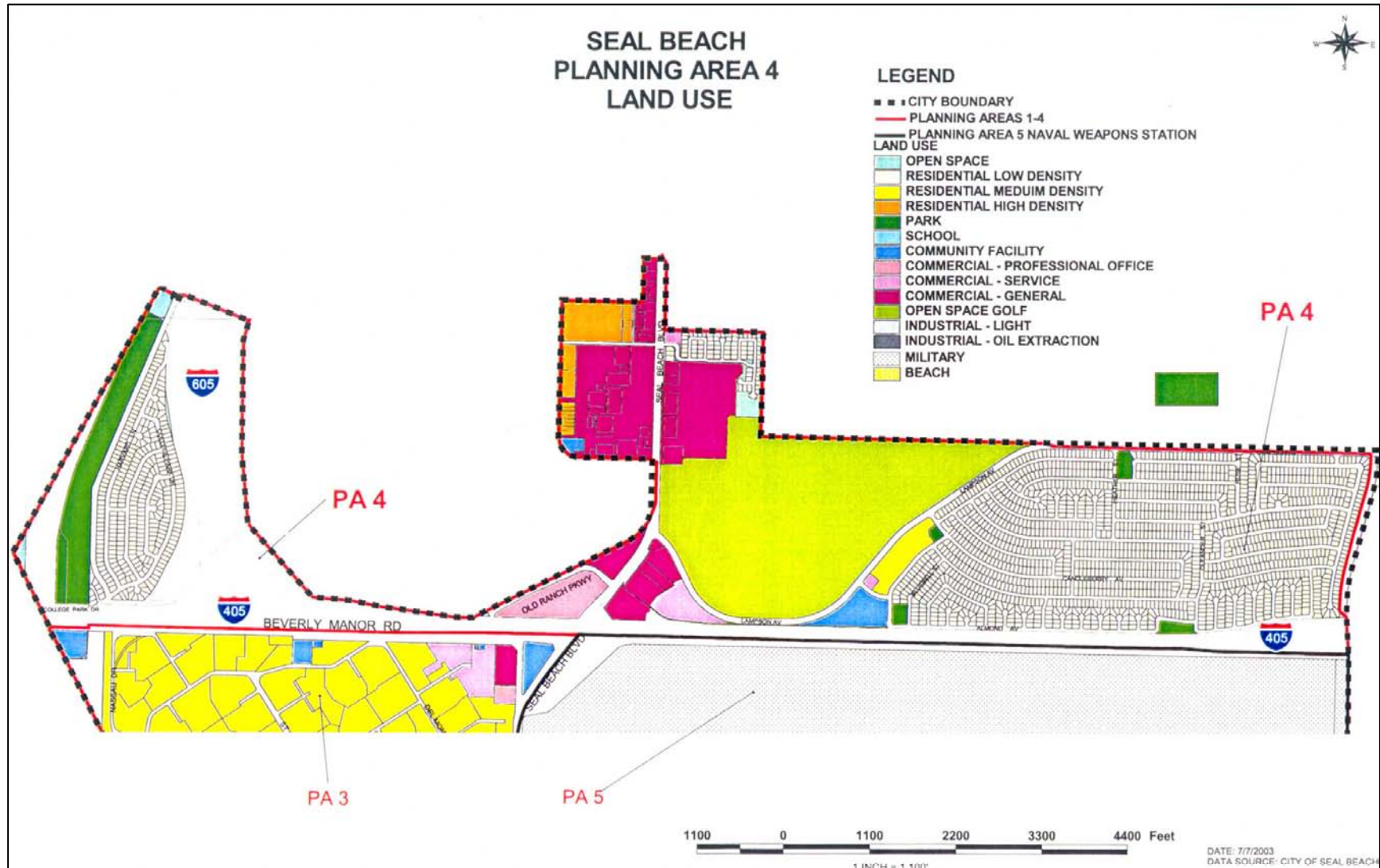
Planning Area 4 encompasses approximately 541 acres of the northernmost area of the City of Seal Beach and is located to the north of San Diego (I-405) and Garden Grove (SR 22) Freeways and is bounded to the west generally by the San Gabriel River and to the east by the Valley View Road (Land Use - Figure 4). The Planning Area is predominantly developed with single-family residential, commercial, and open space/ recreational uses. PA-4 is divided into four development areas: College Park West, College Park East, Old Ranch Towne Center, and Rossmoor Center.

College Park West

College Park West provides for 306 single-family residences with nearby park amenities including Edison Park and College Estates Park. The western edge of College Park West is defined by the San Gabriel River, with only a small park located west of the river. The Edison power easement generally follows the alignment of the river along the east side and provides for regional power distribution lines. The only access to the College Park West neighborhood is through the City of Long Beach by using College Park Drive. This neighborhood is physically and psychologically separated from the rest of the City of Seal Beach by the surrounding freeway system.

Issues for this portion of Planning Area 4 include a lack of identity with the City of Seal Beach. There does appear to be a psychological separation of this district from the City, mainly created by the physical boundaries of the freeways and the river. This does not mean that this problem cannot be resolved by means other than land use planning (e.g., community activities, newsletters, etc.).





Land Use - Figure 4 - Planning Area 4 Land Use Map



College Park East

College Park East is generally bounded by the San Diego Freeway to the south, Lampson Avenue to the west and north, and the City of Garden Grove municipal boundary to the east. The Los Alamitos Armed Forces Reserve Center is located within the City of Los Alamitos to the north.

This neighborhood provides for 1,668 low-density residential dwelling units and is characterized primarily by the development of single-family residences with some attached dwelling units and a 194-unit high-density residential apartment complex. Small neighborhood parks are interspersed within the College Park East neighborhood.

Issues for this neighborhood include potential impacts from freeway widening, noise from vehicle and air traffic, and lack of park space.

Old Ranch Towne Center/Rossmoor Center

This portion of Planning Area 4 is generally bounded by Seal Beach Boulevard and the unincorporated community of Rossmoor to the west, the San Diego Freeway to the south, and the City of Los Alamitos and the Los Alamitos Armed Forces Reserve Center to the north. This area provides for a mix of commercial, recreational, and residential uses.

The Old Ranch Golf Course and Country Club consists of a private golf club with a public driving range. Recreational uses also include a private tennis court facility and neighborhood parks. Mixed commercial, office, hotel, and assisted living uses are located at the southeast corner of Lampson Avenue and Seal Beach Boulevard. An office complex and ancillary restaurant uses are located along Old Ranch Parkway west of Seal Beach Boulevard.

A eucalyptus grove lines the west side of Seal Beach Boulevard north of Lampson Avenue. Two main shopping centers straddle Seal Beach Boulevard: Rossmoor Center (approximately 350,000 SF) and Old Ranch Towne Center (approximately 300,000 SF). Both commercial centers provide large anchor stores while also providing smaller, community-serving retail and service uses. Rossmoor Center was originally established in the early 1960s and is anticipated to continue to redevelop. Old Ranch Towne Center has recently been constructed. The existing Seal Beach Boulevard bridge



crossing the San Diego Freeway has capacity limitations that should be considered prior to approval of any additional development within Planning Area 4.

Approximately 194 condominium dwelling units are located along the west side of Rossmoor Center. North of Old Ranch Towne Center, 78 single-family homes were constructed in 2001 and 2002. Also located adjacent to Rossmoor Center are the City of Seal Beach Community Center and Los Alamitos/Rossmoor Branch of the Orange County Public Library.

Planning Area 5 - Naval Weapons Station, Wetlands & Wildlife Refuge

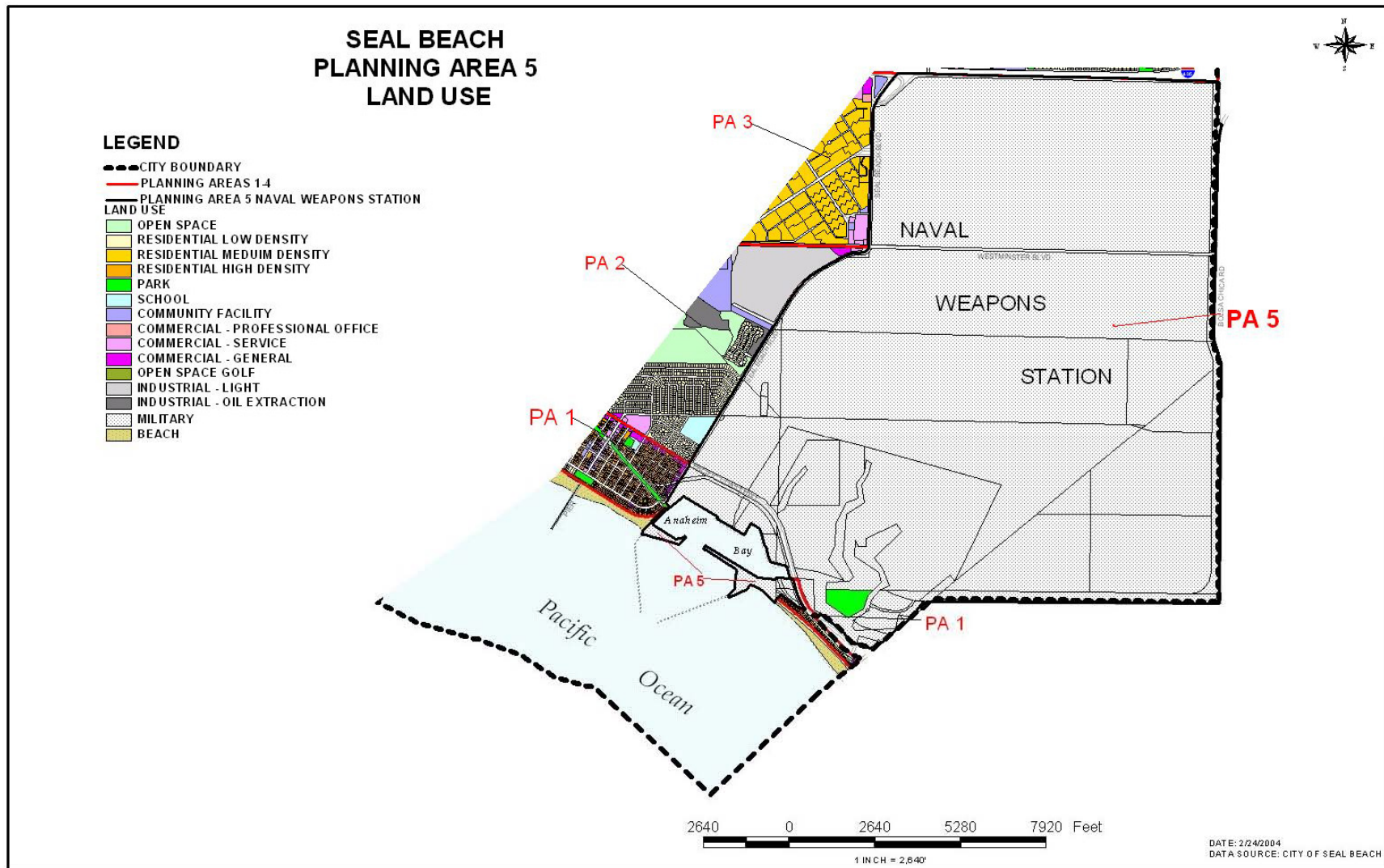
U.S. Naval Weapons Station, Seal Beach

In the early 1940s, with the United States' entry into World War II, the demand for an ammunition handling and storage facility in the Southern California Area to service the Pacific Fleet was recognized. This resulted in increased shipping out of the San Diego and San Pedro harbors. Plans for a water-side naval weapons facility at Seal Beach and Anaheim Bay were finalized in December 1943, and operations began in November 1944.

During the 1950s Orange County began to experience the impacts of urban sprawl, which extended southwards from Los Angeles. The land adjacent to the station, which was predominantly agricultural use, began to be developed as residential use.

Planning Area 5 consists of the bulk of the City's landmass, with 5,256 acres owned and operated by the Department of the Navy since it was acquired in 1944 (Land Use - Figure 5). The Seal Beach Naval Weapons Station is the largest and most important naval ordnance storage, maintenance, production, and supply facility in the Western United States.





Land Use - Figure 5 - Planning Area 5 Land Use Map



The Naval Weapons Station site has experienced pressure for use of the land assets by non-governmental and occasionally governmental agencies. These non-mission-related interests in the 5,256-acre parcel have been especially acute due to its seaside location surrounded by urbanized metropolitan areas.

Over the past two decades, urbanization surrounding the naval station has resulted in increasing land use conflicts. The naval station is surrounded by residential, commercial, industrial, and open space. This has resulted in the increase of potential safety threats and the possibility of interfering with missions due to land use incompatibility affecting the safety, security, and operational support requirements associated with the daily functions of a naval weapons station. The Seal Beach Naval Weapons Station has established strategies to maintain and ensure that the surrounding land uses outside Planning Area 5 minimize land use compatibility conflicts. This is primarily accomplished through regular communication with local jurisdictions to discuss issues of mutual concern and implementing the Land Use Compatibility Review Checklist to provide a basis for evaluating requests for use of Navy property.

The Seal Beach Naval Weapons Station consists of over 280 building structures on-site with approximately 1,506,707 square feet of total floor area. These structures are divided between active operational and storage uses.

The 5,256-acre naval weapons station and the 920-acre wildlife refuge comprise Planning Area 5. The Anaheim Bay Harbor provides a strategic ordnance transfer facility, which is possibly the most important west coast point for supplying the United States Navy Pacific Fleet with vital ordnance. Naval vessels and civilian recreational boats share the Anaheim Bay inner harbor. This bay is the only navigable ocean access for civilian recreational boats leaving from the adjacent Huntington Harbor Complex, the Sunset Marina Park, and local public launch facilities. This inner harbor often becomes heavily congested with recreational boat traffic, particularly during the summer.

As of January 2003, the Seal Beach Naval Weapons Station continues to serve and operate as the major West Coast distribution point for Naval and Marine Corps munitions and ordnance.



It is recognized that the Seal Beach Naval Weapons Station, which contains large expanses of open, undeveloped land, constitutes a unique situation in a predominantly urban setting. It is a goal of the City to work and cooperate with federal interests to ensure preservation of this area's natural assets. Preserving the marshlands and wetlands in a pristine state is considered to be a matter of significance.

Seal Beach National Wildlife Refuge/Wetlands

Approximately 920 acres of the Planning Area 5 are dedicated to the tidal wetlands of the Seal Beach National Wildlife Refuge. The low coastal wetlands consist of a complex ecological system critical to numerous bird species. More than 200 bird species have been identified in this area that serves as valuable wildlife habitat. All forms of bird species throughout the year extensively utilize the tidal channel and mudflat habitats. There are five endangered and/or threatened bird species.

The topography throughout the site is flat, gaining only 25 feet above sea level at the highest point. This entire area is excluded from all development activities, which includes the local government and the military. All decisions for this refuge area require joint U.S. Navy and U.S. Fish and Wildlife Service approval. Alterations to the refuge are only permitted if balanced with on-site and off-site mitigation measures.

All areas under direct tidal influence, as well as those supporting wetland vegetation adjacent to areas of tidal influence, constitute existing wetlands and are subject to the regulation of the U.S. Army Corps of Engineers (Clean Water Act, Section 404) and the California Department of Fish and Game (California Fish and Game Code, §1600). The majority of the classified wetlands are located within the National Wildlife Refuge boundary, with the exception of two small areas just west of and outside the refuge boundary.

Petroleum extraction activities have been and are currently being conducted by private companies within Planning Area 5. The largest oil operation facility is situated in the center of the National Wildlife Refuge.



Sunset Marina Park

The Sunset Marina Park is a passive park situated within the City limits of Seal Beach and is operated by the County of Orange. Sunset Marina Park is situated within the Sunset Marina, which consists of a commercial dock with a capacity of 276 boat slips, a marine repair yard, a boat launch area, parking lots, Harbor Police Patrol office, and public park/picnic area.

Coastal Zone Management

Approximately 3,280 acres out of the 5,256-acre Planning Area 5 are situated within the California Coastal Zone Boundary. However, under the Federal Coastal Zone Management Act, all federal lands within the coastal zone are exempted from LCPs and local government permit authority. Projects on federal lands are required to only be consistent to the maximum extent feasible with state programs. Therefore, projects located within the Naval Weapons Station site are not subjected to local or state coastal development requirements. The California Coastal Commission (CCC) serves in an advisory and review role for projects proposed on federal lands within the coastal zone boundary. Federal projects within the designated coastal boundaries would require submittal of an application to the CCC for preliminary Coastal Consistency Determination on an individual project basis. However, final project approval resides solely with the U.S. Department of Navy.



Goals, Objectives, and Policies

This section provides goals, objectives, and policies organized by Planning Area. Existing policies have been brought forward from previous General Plan amendments, and policies have been updated or augmented to address issues as identified for each Planning Area.

Features of the Community

Despite an increase in regional population experienced throughout the surrounding metropolitan area, the City of Seal Beach has experienced a slight decline in population while maintaining its own identity and preserving its unique character. Seal Beach's individual small-town identity is due to its physical separation from various centers of urban development found in surrounding cities.

People have been attracted to Seal Beach primarily due to its unique geographical location, educational opportunity, attractive beaches, ideal climate, and small town friendly character. A goal of the City is to maintain and promote those social and physical qualities that enhance the character of the community and the environment in which we live.

Waterfront

Seal Beach's coastal setting distinguishes it from any adjacent coastal communities. The shoreline, one of the City's most valuable assets, shall be maintained and improved to provide maximum benefits to residents and visitors. Preservation of the ecological balance of the waterfront and the marshlands should be considered during review of any proposed developments in this planning area. In addition, the City of Seal Beach shall actively identify and resolve issues in the preservation and the more efficient utilization of the existing pier parking lots to better serve the community and beach patrons.



Parks, Recreation, and Community Beautification

An important goal of the City should be to acquire and develop recreational facilities at strategic locations throughout the community. Because open land is rapidly being developed, acquisition of park sites should be accomplished at the earliest date. Development and maintenance of these sites should follow in a relatively short period of time. The City should cooperate with other governmental agencies to promote a comprehensive plan of park acquisition and development.

A master plan should be developed for street tree planting and other community beautification programs with emphasis on major arterials entering the City.

Population

Seal Beach has experienced a decrease in population of 3.7% during the past decade. Despite the minor decrease in City population experienced in the 2000 U.S. Census, the City will continue to provide support for its residents, maintain its infrastructure and provide jobs and housing balance while still maintaining its small town atmosphere.

Housing

For more than half a century, Seal Beach has grown and developed. As a result, neighborhood identity is visible in the types of residential structures that have been constructed within various sections of the community. It is to be a goal of the City to preserve its low- and medium-density residential character while still providing a wide choice of living accommodations and life styles for its residents.

Commercial

The City should explore available means to support, encourage, and balance commercial development within the city. Local, state, and federal facilities should be developed and maintained within or adjacent to business areas in the City.

The adoption of the 1996 Main Street Specific Plan was mainly driven by the City and its community's desire to envi-



sion a viable and productive commercial area by establishing specific detailed land uses and design guidelines to ensure the continue success of its commercially designated areas. In addition, the City has recently approved and permitted the development the Old Ranch Towne Center and the rehabilitation of the Rossmoor Center within Planning Area 4. Upon its completion, tenants such as Target, Kohl's Department Store, Ralph's Market, Ayers Hotel, and Bed, Bath and Beyond will help stimulate the overall growth and prosperity of the City. The implementation of the Boeing Integrated Defense Systems Specific Plan will provide additional commercial developments and hotel facilities, thereby resulting in the City coming closer to the complete build out of the City. The Boeing Integrated Defense Systems Specific Plan allows for the development of light industrial, hotel, and commercial uses within the Boeing property site.

Public Facilities

The City should anticipate and maintain public service demands. Future development of schools, libraries, and municipal facilities should be located in such a manner as to provide the maximum level of service to all members of the community and to promote the objectives of the City.

Industry

Seal Beach should encourage development of non-noxious industrial land uses, such as research and development and other light industrial uses, in areas where such activities would be compatible with existing land uses. The City does recognize the advantages of industrial land uses for they provide jobs for city residents and contributing to the tax base of the community.

Upon the adoption of the Boeing Integrated Defense Systems Specific Plan, an additional 973,000 square feet of new gross floor area will be created. The combined gross floor area of the existing and proposed development will result in a maximum gross floor area of 2,210,500 square feet of light industrial and commercial uses on a 107-acre parcel. In addition, it is estimated that the Boeing Integrated Defense Systems Specific Plan will generate approximately 2,000 additional jobs.



Circulation

Seal Beach should carefully consider the development of freeways, and/or rapid transit systems and endorse such proposals only when it is considered to be in the community's best interest. Efforts should be made to improve traffic circulation in the coastal section of the City and along major arterial streets, but not exclusively private auto vehicular traffic.

Annexation

In the event annexation issues were to arise in the future, the City of Seal Beach shall only consider the annexation of unincorporated territories, or requests by unincorporated areas for annexation, when such action would be beneficial to all parties involved. Currently, the City has no officially designated “sphere of influence” land use areas and there are no current plans to annex any adjoining unincorporated areas from the County of Orange or from its neighboring municipalities.

Planning Area 1 - Old Town/Surfside

Downtown Seal Beach/Main Street Specific Plan

- Encourage a mix of land uses, including offices, businesses, and retail stores to serve local residents and visitors.
- Regulate visitor-serving uses so as to not overwhelm the area at the expense of small town character.
- Prepare building and design provisions to enhance the pedestrian orientation of Main Street and ensure that the surrounding area is maintained.
- Encourage architectural and economic diversity.
- Develop standards and processes to ensure compatibility and balance between residential and commercial uses.
- Establish a parking program to address local resident and visitor needs to ensure and to minimize potential traffic safety impacts, pedestrian-vehicle conflicts, and parking impacts.



Pacific Electric Right-of-Way Specific Plan

- The maintenance and enhancement of the Pacific Electric Right-of-Way, its greenbelt, library, senior center and the Red Car Museum shall be required in order to sustain and promote the numerous community amenities provided by the City.

Los Angeles Department of Water and Power Site Specific Plan

- Provide a comprehensive plan for this area providing for a mix of visitor-serving uses and open space.
- Limit visitor-serving uses to the northern portion of the DWP parcel site with permitted uses including a hotel with conference facilities, restaurants, and retail/service uses.
- Designate the southern portion of the site for open space uses such as public parks, greenbelts, bike, and nature trails, and other passive recreational uses.
- Limit access to the visitor serving uses to Marina Drive, west of First Street.
- Coordinate plans for use of the San Gabriel River right-of-way with the County of Los Angeles.

Surfside

- Ensure that redevelopment is compatible with the physical characteristics of its site, surrounding land uses, and available infrastructure.
- Maintain public beach access at the ±100-foot-wide opening located at the end of Anderson Street.

Planning Area 2 - Marina Hill/Hellman Ranch/Boeing

Marina Hill

- Ensure that the remodeling and replacement of existing homes is compatible with the physical characteristics of the neighborhood, surrounding land uses, and available public infrastructure.



Hellman Ranch Specific Plan

- Maintain significant acreage for restoration/creation of wetlands and plan for long-term retention of viable wildlife habitat and biodiversity on the site.
- Create/restore a wetlands and environmental ecosystem that provides a meaningful contribution to the regional system of coastal wetlands and open space along the Pacific Flyway.
- Protect and improve water quality of the wetlands by re-directing existing urban runoff.
- Develop a plan utilizing the potential of re-directing water stored in the Los Alamitos Retention Basin through the restored wetland area as a filtration system to provide additional water quality improvements.
- Respect the property's physical constraints.
- Preserve and enhance the open space and create public access opportunities.
- Provide visitor-serving recreational opportunities within the coastal zone that will contribute to the economic base of the City of Seal Beach.
- Create an effective system of open space, trails, and parks.
- Allow for the continued operation of oil extraction facilities on the property until such production ceases and the terms of the existing deed restriction are implemented.

Boeing Integrated Defense Systems (BIDS) Specific Plan

- Provide for comprehensive land use and infrastructure planning, while respecting the physical and existing BIDS operational constraints of the site.
- Create a cohesive identity for the Specific Plan area, and provide a consistent project theme, development standards, and design guidelines that allow design flexibility to better respond to market needs.
- Promote high quality design and well ordered spatial relationships among buildings and land uses.
- Unify the Specific Plan area through the implementation of a consistent landscape and architectural and street scene program; and create a comprehensive signage system that includes identification, directions, and informa-



tion, which is appropriate for the Specific Plan area and the overall community.

- Establish an efficient pattern of local circulation, vehicular and pedestrian, that will also provide linkage between the project area and the surrounding community.
- Provide for water quality treatment of urban runoff for new development.
- Implement the policies of the Seal Beach General Plan for the project site and vicinity through the Specific Plan process.
- Increase connectivity within the Specific Plan area, and provide a planning framework that responds to the physical and market driven aspects of future development opportunities.
- Encourage the expansion of a range of employment opportunities within the City of Seal Beach by combining light industrial, manufacturing, research, and development, commercial, and office land uses in close proximity to similar existing uses.
- Allow business park uses that provide point of sale opportunities, and provide for a commercial planning area allowing for hotel and retail land uses.
- Encourage revitalization and reuse within the project area in a logical, systematic manner, compatible with existing BIDS operations.

Planning Area 3 - Leisure World

- Coordinate planning activities with Leisure World representatives.
- Ensure that adequate public services are provided for residents, such as emergency response and ambulance services.

Planning Area 4 - College Park

College Park West

- Provide for outreach to this area of the community, such as through community activities and newsletters to help provide a stronger psychological link to the other areas of Seal Beach.



College Park East

- Protect the existing population and character of older areas subject to rehabilitation and redevelopment.
- Seek opportunities to enhance parkland and recreational amenities of in this area.

Old Ranch Towne Center/Rossmoor Center

- Encourage the location and retention of large anchors and community-serving businesses within these areas.
- Preserve the eucalyptus grove along the east side of Seal Beach Boulevard. If any removals are necessary, require the replacement of removed trees.
- Encourage the redevelopment of older commercial development within the Rossmoor Center.
- Encourage preservation of the existing public and private recreational facilities and seek opportunities to enhance parkland and recreational amenities within the planning area.
- Discourage pass-through traffic on Saint Cloud Street by minimizing driveways from Rossmoor Center.
- Evaluate proposed uses for the Old Ranch Towne Center and Rossmoor Center for compatibility with adjacent residential uses and Los Alamitos JFTB operations.
- Coordinate bridge widening and lengthening at Seal Beach Boulevard over the San Diego Freeway. An appropriate design to widen the bridge has been prepared but long-term lengthening of I-405 overpass is contemplated as part of a carpool project by Caltrans and OCTA. Coordinate timing of project to avoid having to reconstruct bridge twice.
- Discourage further encroachment onto the Los Alamitos JFTB flight path.

Planning Area 5 - Naval Weapons Station and Marshlands/Wetlands

U.S. Naval Weapons Station, Seal Beach

Understanding that any and all activities within the boundaries of the naval Weapons Station are at the full discretion and authority of the U.S. Navy, the City and Navy should



jointly discuss, review and coordinate City and Navy projects to ensure base security, compatibility with adjoining areas and environmental sensitivity. The City has no permit issuances or approval processes for any activities on the Weapons Station.

The City will work with the Department of Navy in a cooperative manner as the Navy considers and implements programs to accomplish the following goals and policies of the Department of Navy:

- Support the Station's mission by providing needed facilities that will allow for future expansion requirements. Priority should be given to those functions most directly related to the Station's primary mission.
- Establish a logical and functional land use plan that maximizes the utilization of real estate, improves installation efficiency, promotes land use compatibility, and permits future expansion.
- Identify deficiencies in existing facilities and provide recommendations that will solve site and Complex-wide constraints.
- Consult in the development of each site in a way that is compatible with the surrounding community and that recognizes all natural and man-made constraints.
- Anticipate encroachment pressure before events occur that may compromise mission effectiveness.
- Comply with all applicable federal and, when applicable, state and local planning directives that guarantee the public's safety and the protection of environmental resources.
- Incorporate and evaluate findings from other studies, and document an existing conditions database.
- Improve the quality of life for military and civilian personnel by improving the working and living environment through proper planning.
- Consult to ensure that all physical security standards are incorporated into the planning and design of new facilities.
- Propose new facilities that are sited to take advantage of existing infrastructure and circulation systems, to avoid duplication of expenditures.



- Develop a Capital Improvement Plan (CIP) with appropriate recommendations for phasing that will accommodate anticipated development projects in terms of temporal, financial, and physical constraints.

Seal Beach National Wildlife Refuge/Marshlands

- Work and cooperate with federal interests to ensure preservation of this area's natural assets. Preserving the marshlands and wetlands in a pristine state is considered to be a matter of significance.
- Develop constructed wetlands on Navy property to improve wastewater runoff quantity as it drains to Anaheim Bay.
- Improve open space habitat on non-essential navy acreage as buffer zones adjacent to the Wildlife Refuge.

Sunset Marina Park

- Support the continuing provision of recreational opportunities offered by the County owned and operated Sunset Marina Park.
- Coordinate with the County of Orange regarding programs offered at this facility and intensity of use.

Land Use Plan Designations

A general plan land use designation recognizes the type and nature of development permitted in a given location within a city. The following are clear and concise description of land use categories as required by the State General Plan Guidelines.

The City of Seal Beach Land Use Element contains 17 land use designations under the over-arching land use categories of Residential, Commercial, Industrial, Public, Quasi-Industrial, and Military:

Residential

- Residential Low-Density (RLD)
- Residential Medium-Density (RMD)
- Residential High-Density (RHD)



Commercial

- Limited Commercial
- Professional Office Commercial
- Service Commercial
- General Commercial

Industrial

- Light Industrial
- Oil Extraction

Public

- Park
- School
- Open Space
- Community Facility
- Wildlife Refuge

Quasi-Public

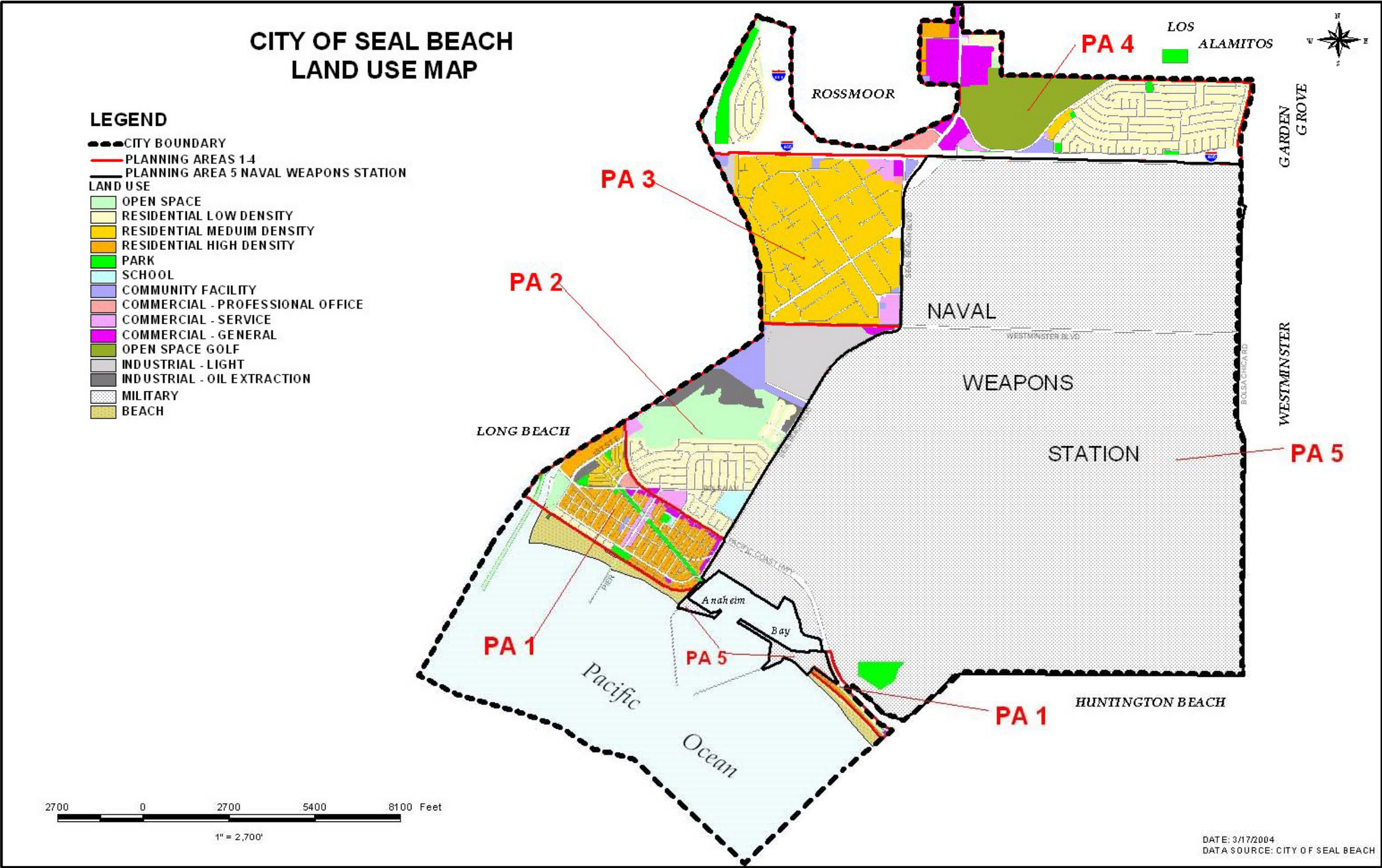
- Open Space/Golf Course

Military

- Military

These land use designations are shown in the General Plan Land Use Map (Land Use - Figure 6 - City of Seal Beach Land Use Map) and in Land Use - Table 1 - Land Use Intensity/Density Standards. In addition, a summary of acreage by land use is provided in Land Use - Table 2 - Land Use Summary, which also breaks out acreage for existing and vacant land.





Land Use - Figure 6 - City of Seal Beach Land Use Map



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%



Residential Land Use

Introduction

Residential uses take many forms, varying from single-family homes, townhouses to apartment complex. The main differences between each residential land use designation correlate to how each unit is designed and at what building intensity are they permitted to be built at given a specific setback requirement for each specific residential land use designation.

Low Density Residential Proposals (minimum lot area of 5,000 square feet per dwelling unit)

This density classification allows for the typical subdivision patterns found throughout Southern California.

Existing Low Density

Marina Hill, College Park West, College Park East, Bixby Ranch, and the “Gold Coast” area along Ocean Avenue between First and Eighth Street consist of very stable, good quality, low-density residential neighborhoods. Due to the stability and excellent quality of these residential neighborhoods, it is not expected that there will be any significant change in these areas during the lifespan of the Land Use Element.

Proposed Low Density Residential

No additional low-density residential use is proposed for the City. The most recent low-density residential project approved by the City is the Hellman Ranch Specific Plan Project, which is currently under construction and will add several single-family residential units to the City’s housing stock.

Medium Density Residential Proposals (minimum lot area of 2,500 square feet per dwelling unit; minimum lot area of 2,500 square feet per dwelling unit in Planning Area 1 south of Pacific Coast Highway)

The medium density classification allows for a number of housing types: single family housing in clusters, town house (i.e., a group of dwellings with common walls), two-family



housing arrangements on single lots, and other similar forms of multiple family housing.

Existing Medium Density Residential

Five medium-density areas exist in the City. All existing medium density areas are very stable, with only the medium density coastal area experiencing any significant changes. The change in this area is primarily due to the expansion of existing older bungalows or the demolition of an existing home and replacement with a new home. The lot development pattern in this area generally restricts development to a single-family residence per property.

The residential neighborhoods of Bridgeport and Leisure World are very stable areas that are not subject to change during the lifespan of the Land Use Element. Bridgeport is a residential neighborhood located near Fifth Street and Pacific Coast Highway.

An area of medium-density residential development and private rehabilitation within an established medium density neighborhood is the neighborhood in the Coastal Area bounded by the Pacific Coast Highway, Seal Beach Boulevard and the Pacific Electric Right-of-Way and Twelfth Street. This area remains a medium density with a minimum lot area of 2,500 square feet per dwelling unit. This lot area facilitated the consolidation of lots so that a combination of one and a half lot will allow a duplex or two-unit structure. A small portion of this residential neighborhood is designated as high density, the frontage lots along Electric Avenue and Twelfth Street.

The fourth area is the 7.85-acre parcel located on Lampson Avenue in College Park East. A minimum lot area of 2,500 square feet per dwelling unit was required for this parcel.

The fifth medium density residential area is approximately three acres of land previously utilized as the City Yard. Upon relocation of the City Yard to a more centralized location, this site was redeveloped with residential units that would be compatible with those found in Bridgeport.



Proposed Medium Density Residential

The one area of proposed medium density residential development is the property on the northeast corner of Marina Drive and First Street currently designated for “Oil Extraction.” This area was previously used for an oil separation facility that separated oil and seawater pumped to the on-shore facilities from an offshore oil island that has recently been decommissioned and dismantled.

This density classification allows for the highest density considered appropriate for Seal Beach. The intensity of developments at this density requires detailed consideration of traffic circulation, relationships of larger buildings to each other and to open spaces, and the provision of usable outdoor living areas for residents.

It has been determined that the concept of high-rise development and densities associated with such structures is not in accord with the goals of the community. This residential classification will allow for the development of a two-unit, or duplex, on the average lot in the Coastal Area.

High Density (Minimum lot area of 1350 square feet per dwelling unit, Minimum lot area of 2178 square feet per dwelling unit in Planning Area 1 South of Pacific Coast Highway and Marina Drive, Minimum lot area of 960 square feet per dwelling unit in Planning Area 4, consisting of the Rossmoor Business Center)

Existing High Density Residential

High-density residential exists in three locations in the City: the residential apartment complex located directly behind to the Rossmoor Center and apartment complex located in Planning Area one of the Coastal Area and Surfside Colony, which is designated in General Plan Map as low-density residential but consists of high-density residential standards. The residential developments located behind the Rossmoor Center are fairly new and very stable and should remain so for some time. The only remaining high-density area is the Coastal Area where constant rebuilding is going on. This rebuilding can be attributed to three main reasons: the rising cost of land, the deterioration of older struc-



tures, and the extremely inviting beach living environment.

Surfside Colony

Older residential structures within Surfside Colony are renovated and/or replaced periodically, as is characteristic of Southern California beach communities. Surfside Colony is classified in the zoning and general plan as a “legal non-conforming use.” It is designated for low-density residential development, but currently the homes on-site were constructed based upon high-density residential development standards. Future developments within this community shall conform to the City’s low-density residential development standard set forth in the General Plan and Zoning Code. Future high-density residential development projects proposed within the Surfside Colony community shall be prohibited unless the structure is destroyed by natural catastrophic causes (e.g., fire, earthquake, tsunami). Then the owner shall be permitted to rebuild the home to its prior permitted “legal non-conforming” standard and not to exceed the previous value of the home.

Seal Beach Trailer Park

The Seal Beach Trailer Park is located between First Street and the San Gabriel River, and between Pacific Coast Highway and Ocean Avenue. The Trailer Park is approximately 6.6 acres in area and comprises 125 trailer spaces, a small clubhouse and play area, and a common parking lot area. The Trailer Park has provided a housing resource within the Coastal Zone for low- and moderate-income persons and families for many years. The Trailer Park received an “alternate approval” in November 1978 from the California Department of Housing, Division of Codes and Standards to allow for the development of two-story cabanas within the Trailer Park.

Oakwood Apartments

The Oakwood Apartments comprise the largest multiple-family housing development within the City – 549 units. It is located at the southwest cor-



ner of Pacific Coast Highway and First Street, and extends from First Street to the San Gabriel River. This complex was initially constructed in the early 1970s and underwent extensive renovation in 2000. It continues to provide a valuable resource for renter-occupied housing within the community.

Bridgeport/Suburbia

This is an area characterized by one- and two-story small lot residences with zero lot line setbacks. The lots in this area are approximately 3,000 square feet in area, and approximately 176 homes were developed in the early 1970s through the approval of several Planned Unit Developments. There are CC&Rs that impose specific development standards within this area that are different from the general zoning standards applicable to the large majority of parcels in Planning Area 1.

Proposed High Density Residential

High Density Residential Proposals (minimum lot area of 1,350 sq.ft. per dwelling unit; minimum lot area of 2,178 sq.ft. per dwelling unit in Planning Area 1 south of Pacific Coast Highway and Marina Drive; minimum lot area of 960 sq.ft. per dwelling unit in Planning Area 4, consisting of the Rossmoor Business Center)

There are no areas proposed for additional high-density residential development at this time within the City of Seal Beach.

Commercial Land Use

This proposed land use plan broadly identifies locations for the commercial categories of professional office, service, and general.

The visual problem traditionally associated with commercial development is that each establishment is often conceived and designed as though it is to exist alone or in a vacuum. Each development is often designed with only its particular economic requirements in mind, using materials and signs with no regard for adjacent developments. Even if the establishments are well conceived as individual entities, the overall



effect is commonly one of visual clutter. The commercial areas of Pacific Coast Highway and Main Street are particularly susceptible to visual clutter due to the lack of a design criteria applied to these areas. A superior overall visual environment could be achieved through the application of criteria ensuring compatible materials, colors, textures, and architectural styles.

The existing commercial areas of the City vary widely in their appeal to the various sectors of the community. The Rossmoor Center and the Old Ranch Towne Center primarily serve low-density single-family neighborhoods. The Leisure World shopping area serves Leisure World residents, and the Pacific Coast Highway commercial corridor serves local residents and transient shoppers. The Main Street commercial serves local residents and, to some extent, beach-going visitors from other areas. The diversity in market attraction of the various commercial areas indicates that each area should be treated differently than any of the others due to the particular clientele of each. The City has adopted a Specific Plan for the Main Street area to establish specific uses and design criteria to address the unique needs of this commercial core of the City.

Limited Commercial Land Use

The Limited Commercial Land Use zone designation was developed to allow for a mixture of residential, light commercial and professional offices uses along Seal Beach Boulevard between Landing Avenue and Electric Avenue. The allowable uses and development standards for this area were developed in conjunction with the affected property owners and adopted in 1996. Over the years, the existing standards have not encouraged the desired climate for renewal of the area as envisioned by the City and the property owners. At the direction of the City Council, a re-evaluation of the land use development pattern for this area is ongoing, with the potential to maintain the ability to develop a mixed use project of residential and commercial/office or strictly residential development being considered for implementation.

Current land uses along Seal Beach Boulevard consist of a mixture of high-density residential, low-intensity office, small commercial uses, and vacant land. Development standards have been established to act as an incentive to help renew



this area and bring about economic development to an area of the City that does not present a desirable “window” into the City. A major objective of the proposed development standards should be to recognize the inherent opportunities of the area, and encourage full utilization of those opportunities.

In developing standards and guidelines for the area, a mixture of residential, professional office, service commercial, low-intensity retail commercial, and institutional uses are contemplated. The office, commercial, service, and institutional uses should be restricted to those that seem to fit the size, scale, and intensity of the existing development pattern of the community. The intent would be to encourage the sort of enterprise that can be conducted without adversely impacting adjoining residential areas and to provide services that local residents would be inclined to walk to.

From a planning and land use standpoint, the commercial and residential mixed uses would remain, which give the area its own characteristics and flavor. The residential densities and housing types would be more compatible with the existing neighborhood, and associated problems of traffic, noise, safety, etc., would be minimized. Security, pride of ownership, aesthetics, and similar distinctions would become more apparent in the area.

This combined commercial/residential use, while retaining the land use characteristics of the area, would offer some degree of land use continuity and a more distinctive function to the area.

Professional Office Land Use

A variety of activities are covered by the professional office category, including professional and medical offices of all types, architects, engineers, real estate and insurance offices, banks, savings and loan establishments, and other types of financial activities.

Professional office uses are currently dispersed throughout the community, particularly along the Pacific Coast Highway and along Main Street.



Service Commercial Land Uses

The uses in this category would consist of commercial establishments selling a broad range of convenience and consumer goods or providing a variety of personal services. The structures involved would usually be two main types: (1) those that are located along the streets with relatively heavy pedestrian traffic along the sidewalks, with the stores usually close to the right-of-way line, and (2) those establishments to which the customer travels by automobile, and where the stores may be set back from the road, possibly in a unified development, to provide parking.

Existing Service Commercial Uses

Existing commercial areas that are designated “Service Commercial” by zoning classification include the Pacific Coast Highway commercial corridor (excluding the commercial area at Bolsa and Pacific Coast Highway, which is designated as General Commercial), the Seal Beach Shopping Center, and the Leisure World Shopping Center. By the types of land uses that are actually occurring in these areas, only the Seal Beach Shopping Center and the Leisure World Shopping Center serve the function of service commercial. Even though, by current City zoning classification, the Pacific Coast Highway commercial corridor is designated as “Service Commercial,” it is currently serving the function of general commercial uses (i.e., oriented to arterial highway uses).

Proposed Service Commercial Uses

The Seal Beach Shopping Center and the Leisure World Shopping Center continue to provide functioning service commercial uses. Downtown Main Street continues to redevelop as service commercial related uses. There are currently no new areas within the City that are proposed for Service Commercial uses.

The Main Street Specific Plan area, with the attraction of the beach and with the proximity of relatively high density residential, is the prime tourist-oriented commercial area of the City. This area experiences heavy vehicle and pedestrian influx during the summer months while also serving as the major commercial service area



for the surrounding residential areas in the coastal area of the City.

The positive environment of a commercial area can act as a magnet to draw people, or if negative, the environment can repel potential customers. Of prime consideration is a pleasing environment incorporating the following amenities, which are provided for in the Main Street Specific Plan:

- *Street Graphics (Signs, logos, or special lighting)* - Well designed street graphics can be used to announce to the pedestrian, the cyclist, or the motorist that he is approaching a distinctive area that contains a concentration of some special service or facility of the community.
- *Walkways* - Walkways can guide the activities and movements of pedestrians, direct their attention, or prevent their intrusion on certain areas. The texture of the walkways is a very immediate and personal kind of experience for the pedestrian.

The materials of walkways strongly influence usability and comfort; they can be patterned, textured, and colored. Smooth materials encourage walking, while rough surfaces inhibit walking. A change of texture in paving can cause a feeling of transition from space to space. An excitement can be created for the pedestrian, whether he is a casual shopper or directed toward a destination. Pedestrian lighting needs to be created to be more in tune with pedestrian movement rather than vehicular travel. The use of landscape materials can be employed to soften the sometimes-harsh texture of circulation paths and building structures.

- *Street Furniture* - Street furniture is the small element in an outdoor space that creates an image for that space (e.g., benches, signs, lights, mailboxes, drinking fountains, kiosks, trash containers, fire hydrants, traffic lights, newspaper stands, clocks, and planters). Frequently, too little attention is paid to street furniture in its design and placement, when in reality it is an important image-maker for the City.

Serving as the focal point of the coastal area for resident and visitor-serving commercial uses within the community, downtown Main Street will require



regular monitoring and reconsideration of the provisions of the Main Street Specific Plan to reflect current goals and concerns of the community and respond to a changing and dynamic commercial area over time.

General Commercial Land Use

The proposed general commercial land use category is primarily a highway-oriented commercial use for automobile service stations, automobile sales, automobile repair, motels and hotels, restaurants, and other related uses.

Existing General Commercial Uses

Some areas are classified “General Commercial” according to the current City ordinances. These are primarily auto service stations located on major arterials. The Rossmoor Center, by current zoning classification, is considered a general use, but in actual use it is a mixture of general and service uses. Because of the great number of general commercial uses, the Rossmoor Center area should remain as a general commercial classification.

Old Ranch Towne Center located along the east side of Seal Beach Boulevard north of the San Diego Freeway provides a mixture of larger anchor retail businesses with smaller community serving retail and service uses.

A small general commercial site is located on the west side of Seal Beach Boulevard directly adjacent to the north of the San Diego Freeway. Existing uses include high quality corporate and professional office and restaurant uses. A benefit derived from this development is buffering of the Rossmoor neighborhoods from the noise generated from a portion of the San Diego Freeway.

Another existing general commercial site is the triangular parcel consisting of 3.5 acres bounded by Pacific Coast Highway, Marina Drive, and Fifth Street. This center provides for a mix of smaller scale retail and service uses.

An area along the south side of Pacific Coast Highway is designated for commercial use. Design standards en-



courage the use of compatible materials, colors, textures, and architectural styles should also be considered for Pacific Coast Highway because it serves as a major image-maker for the community of Seal Beach. The County of Orange has designated Pacific Coast Highway as an “Urbanscape Corridor, a route that traverses an urban area with a defined visual corridor that offers a view or attractive and exciting urban scene, and that has recreational value for its visual relief as a result of nature or the designed efforts of man.” Additional information is provided in the Circulation Element.

Industrial Land Use

Categories for light industry and for oil extraction are the only industrial land use categories that are appropriate for the City of Seal Beach.

Existing Light Industrial Uses

The 107-acre Boeing Integrated Defense Systems Headquarters facility is situated at the intersection of Seal Beach Boulevard and Westminster Avenue and is currently designated as light industrial land use in this Land Use Element.

Proposed Light Industrial Uses

The Boeing Integrated Defense Systems (BIDS) Specific Plan is being proposed. The proposed BIDS Specific Plan will consist of 107-acre site containing approximately 1,150,000 square feet of office, research, and development, manufacturing, and support operations space. The BIDS Specific Plan is designed to allow for development in a manner that is compatible with the surrounding land uses, within, and adjacent to, the City of Seal Beach. The BIDS Specific Plan will be divided into four Planning Areas, three of the four will be designated as Business Park/Light Industrial use with the fourth planning area designated as Hotel/Commercial use.

It is the intent of the City to encourage and require all development in the light industrial land use designation to take place under an industrial park concept in order to ensure



compatibility with surrounding land use and to preserve the general health, safety, and welfare of the Community.

Oil Extraction

Oil extraction use had been occurring on the Hellman properties since the early 1920s and is expected to continue for at least 25 years. As part of the approvals granted by the California Coastal Commission of the Hellman Ranch Specific Plan, the oil production area has been consolidated into approximately 50 acres to facilitate implementation of the Hellman Ranch Specific Plan. This oil extraction area is subject to a 25-year deed restriction for wetland restoration that will become effective upon the abandonment of oil extraction uses on the property.

Military Land Use

The function of the Seal Beach Naval Weapons Station is to provide the Navy and Marine Operating forces with ordinance weapons and ammunition.

Existing Military Use

The Seal Beach Naval Weapons Station occupies approximately 5,256 acres of land located on the eastern boundary of the Seal Beach community.

Proposed Military Use

The Naval Weapons Station plans to maintain the present operation for at least the life span of the Land Use Element.

The Weapons Station can be viewed as a positive element in that it provides visual open space, a relief from urban development for the community. The Naval Station also provides a definite boundary “edge” for a major portion of Seal Beach.

The Naval Weapons Station also serves as a necessary buffer for the preservation of the approximately 920-acre National Wildlife Refuge area located north of Anaheim Bay and Pacific Coast Highway. The Wildlife Refuge provides critical habitat for a number of endangered species and is only avail-



able to the public on a limited basis due to operational security issues of the Weapons Station and habitat preservation concerns of the resource agencies responsible for the management and protection of the Wildlife Refuge.

The United States Fish and Wildlife Service plans to convert under-utilized areas of the wildlife habitat by creating additional wetlands designed to mitigate and reduce impacts associated with urban wastewater runoff impacts.

Public Uses

Existing Public Uses

The only public use designated on the Land Use Element map is the private Old Ranch Golf Course with a public golf driving range. It is recognized that this golf course, while being private, does provide a valuable open space and recreation resource for the community. In addition, the Old Ranch Golf Course has added a driving range, which provides for public and private use.

Public Land Use

Public uses involve a wide range of places, buildings, activities, and services rendered by public agencies in behalf of the general public. Administrative, educational, cultural, recreational, and protective activities are the usual public uses included in this land use category.

The primary public land uses designated on the Land Use Map for Seal Beach are Parks and Open Space, Schools, Civic Center, City Yard, and the Pacific Electric Right-of-Way.

Parks and Open Space

Existing Parks and Open Space

The principal recreation and open space area for the City is the beachfront. Because the beachfront is more of a regional recreation attraction, it does not serve the immediate park and open space needs for the northern portion of the community. The



Coastal Area and Marina Hill are served well by the excellent beachfront and the fairly natural and unimproved Gum Grove Park. The College Park West neighborhood is served by Edison Park, which is approximately 10 acres. The College Park East neighborhood has only four small existing parks, resulting in a park deficiency.

The City has developed Heather Park in College Park East to help alleviate the park deficiency in that neighborhood. Through conscientious design methods, the City created very desirable and usable park spaces at the present park sites for the College Park neighborhoods.

In addition, the City has the ability to accept the property dedication of the area currently known as the Old Ranch Tennis Club. The dedication of this approximately 6.74 acres is an additional public recreational facility for the community. The City plans to accept the Old Ranch Tennis Club prior to its September 24, 2004 due date and will implement the re-use plan currently being finalized.

Proposed Parks and Open Space

The Orange County Flood Control District (OCFCD) operates the Los Alamitos Retarding Basin. The basin's function is to accommodate runoff from the surrounding watershed. The retarding basin also serves as a habitat for various bird species, although the habitat value is very low.

Adjacent to and south of the Flood Control basin is the Hellman Ranch Specific Plan area. A 100-acre portion of this area has been deed restricted for 25 years for sale at fair market value to a public agency for the purposes of wetlands restoration, open space, and environmental education purposes. The adjacent oil production property (approximately 50 acres) has been similarly restricted, although the 25-year period does not commence until cessation of the oil production activities.

Existing Wetlands

In 1972, the United States Congress established the Seal Beach National Wildlife Refuge on the Seal



Beach Naval Weapons Station. The refuge contains 920 acres of marshland and 560 acres outside the slough area, which were restored to their natural condition. This wetland area is inhabited by more than 100 species of birds and 60 species of fish. The Naval Weapons Station has developed a wildlife management program for the protection and conservation of this ecosystem.

The lowlands area of the Hellman Ranch Specific Plan area contains approximately 27 acres of delineated, albeit severely degraded, wetlands, and these existing wetlands will form the basis for future restoration plans.

Possible Wetlands Restoration

A 100-acre portion of the Hellman Ranch Specific Plan area has been deed restricted for 25 years for sale at fair market value to a public agency for the purposes of wetlands restoration, open space, and environmental education purposes. The adjacent oil production property (approximately 50 acres) has been similarly restricted, although the 25-year period does not commence until cessation of the oil production activities.

These areas will comprise a portion of a contemplated restoration of the Los Cerritos Wetland Complex and could lead to the eventual restoration of tidal and non-tidal wetlands along the Long Beach/Seal Beach coastline.

Schools

There is one school in the City: McGaugh Elementary School. Due to the very limited population growth proposed by the Land Use Element, no additional schools are proposed or needed for the community. The City previously purchased the Zoeter Elementary School site for development of Zoeter Park.

Civic Center Functions

Civic Center functions are divided into four main categories: Administration, Police, Fire, and Public Works. It is envisioned that the Administration offices will re-



main in the Coastal Area at Eighth Street and Central Avenue, in the City Administration Building, which was constructed in 1969.

- *Fire Station* - The City's fire protection services is provided by the Orange County Fire Authority (OCFA) and will continue to operate from Fire Station No. 48 located on Beverly Manor Road. Fire Station No. 44 will continue to serve the portion of the City nearest the beach.
- *Police Station* - The police station is centrally located within the City on the southwest corner of Seal Beach Boulevard and Adolfo Lopez Drive. The building is design to meet safety and security standards, providing state of the art equipments and facilities.
- *City Yard* - The City Corporation Yard has been re-located to a more central location and placed in an up-to-date facility to better serve the needs of the City residents. The yard is located adjacent to and west of the Police Station.
- *Pacific Electric Right-of-Way* - The Pacific Electric Right-of-Way has been developed as a park, allowing for uses such as open space, recreation, public facilities (e.g., library, senior citizens' center, Red Car Museum, etc.). Development was through the Specific Plan Process.
- *Seal Beach Pier* - The Seal Beach pier, one of the very few piers in use today along the California coastline, should be maintained as its present use to allow for fishing, walking and enjoying the ocean view. Any needed repairs for the pier should be carried out so that the present use can be continued and enhanced.



Implementation

Adoption

The California State Conservation Planning and Zoning Act (Title 7, Chapter 3, Article 7) sets forth the procedure for the adoption of the Land Use Element.

It is stated that the General Plan shall be adopted subsequent to:

1. A minimum of one public hearing before the City Planning Commission. Notice is to be given ten days prior to said hearing. (Additional public hearings may be held if necessary.)
2. Approval of the Plan shall be by resolution of the Commission carried by the affirmative votes of not less than a majority of the total-voting members.
3. The approved General Plan shall be transmitted to the City Council.
4. A minimum of one public hearing shall be held by the City Council. Notice is to be given ten days prior to said hearing. (Additional public hearings may be held if necessary.)
5. The Council shall adopt the General Plan by resolution. If any part of the General Plan is changed by the Council, said change or changes shall be referred back to the Planning Commission for a report. Said report shall be made within 40 days of the referral. The Planning Commission need not hold additional public hearings on the changes.
6. The Land Use Element shall be endorsed (signed) by the legislative body to show that it has been adopted.
7. A copy of the adopted plan shall be sent to the planning agency of the County.

Amending the General Plan follows the same procedure as that established for adoption.



Rezoning

State law requires that the City zoning map and ordinance must be in conformance with the Land Use Element map. The intent of this law is to ensure that as development occurs it will be in conformance with both the zoning map and the Land Use Map. In the past, new development could be granted a zoning change that was possibly not in accord with the General Land Use Plan and therefore created a rather piecemeal approach to planning.

Where needed, the City of Seal Beach is planning to revise the zoning map and ordinance to conform to the Land Use Element following the adoption of the Land Use Element.

Existing Zoning Ordinance

As discussed previously, the zoning ordinance will have to be reviewed to determine whether the standards and regulations are in conflict with the Land Use Element. Where conflict arises, the zoning ordinance and map should be revised to reflect the requirements of the Land Use Element. Areas in the zoning ordinance and the Land Use Element may be in general agreement, but the zoning ordinance will need to be strengthened to add support to the Land Use Element. This type of analysis can be carried out with an in depth revision of the zoning ordinance and map. This revision process should include:

1. Updated standards and development criteria.
2. Workshop sessions with elected officials and citizens to determine the goals to be achieved.
3. Public hearings on the proposed revisions.

Design Review Procedure

In the future, if necessary, the City can establish a Design (Architectural) Review Board to review all applications for the construction of new buildings. The goal of such a program is to improve site planning, and to generate a higher quality of appearance of structures and landscaping by the private and public sectors. This program could easily be enacted for the Coastal Area where the higher densities require some sense of order.



Design (Architectural) criteria may include the following:

1. Building materials will be of a character deemed compatible with a beach environment (wood, brick, etc.).
2. Roofs shall have a low pitch with no flat roofs. (Flat roofs create a boxlike appearance.)
3. Where colors are used, they will not be harsh or unharmonious.

The preceding design criteria are of a general nature and should be developed for the particular community of Seal Beach, with the unique environment of the beach in mind. The design criteria would then be enforced through provisions in the zoning ordinance.

Capital Improvements Program

One of the most important tools for implementing the Land Use Element is a program for capital improvements.

A priority system should be established to determine which projects within this Land Use Element are to be specifically planned for and developed within the context of this Plan. It is then the responsibility of the City Administrator to make a final determination as to which projects will be included in the fiscal budget for submission to the City Council. For example, the development of the County Flood Basin should be developed for joint park and flood basin uses.

Specific or Precise Plans

Government Code §65450, et seq. authorizes the preparation and adoption of specific plans. Section 65451 of the *Government Code* provides as follows:

Such specific plans shall include all detailed regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan listed in §65302, including, but not limited to, regulations, conditions, programs and proposed legislation in regard to the following:



- (a) The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback limits for such buildings and facilities, including the location of areas, such as flood plains or excessively steep or unstable terrain, where no building will be permitted in the absence of adequate precautionary measures being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.
- (b) The location and extent of existing or proposed street and roads, their names or numbers, the tentative proposed widths with reference to prospective standards for their construction and maintenance, and the location and standards of construction, maintenance and use of all other transportation facilities, whether public or private.
- (c) Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste.

Specific Plans have been established to provide more detailed planning for several sites within the City. These have been discussed throughout the Land Use Element. The existing Boeing site is recommended for specific plan application due to its critical location and future impact on the community.

Redevelopment Agency

California law provides a means for a city to redevelop run-down or blighted areas with or without the assistance of a federal subsidy.

This procedure has been used effectively by the City of Seal Beach in setting up the Seal Beach Redevelopment Agency, and in particular, the “Riverfront Redevelopment Project.” Through this vehicle, the City has managed to acquire a major portion of the Pacific Electric Right-of-Way, and also in-



duce the development of “Suburbia,” a well-designed single-family residential area.

Local Coastal Plan

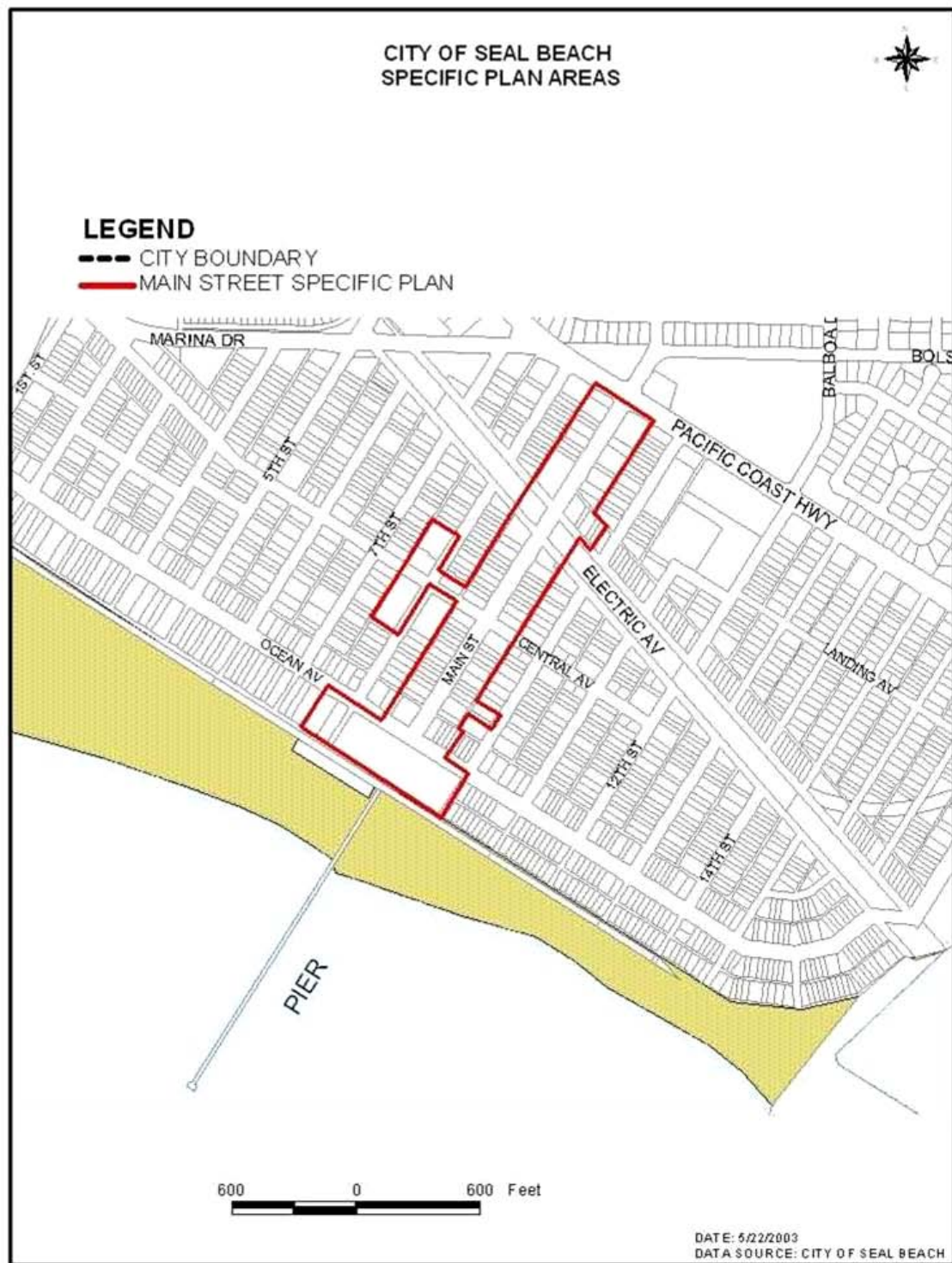
The 1976 California Coastal Act requires that each city and county within the state’s coastal zone prepare a Local Coastal Program (LCP). The LCP is defined by the Coastal Act as being the local government’s land use plan, zoning ordinance and zoning districting maps designed to implement the policies and provisions of state coastal law. After certification of a local coastal program by the California Coastal Commission, primary authority for issuance of coastal development permits become the responsibility of the local government. The certified LCP then becomes binding on all private and governmental developments in the coastal zone.

The heart of the Coastal Act is found in Chapter 3, Coastal Resources Planning and Management Policies. These policies constitute the standards that local plans must meet in order to be certified by the state, as well as the yardstick for evaluating proposed developments within the coastal zone. Key issues covered in the Local Coastal Plan include beach access, recreation, locating and planning new development, and parking. In essence, these policies are the guidelines for future growth and development in the coastal zone.

The City’s LCP is a separate planning document from the General Plan. However, LCP land use policies and issues are closely coordinated with and consistent with the General Plan.

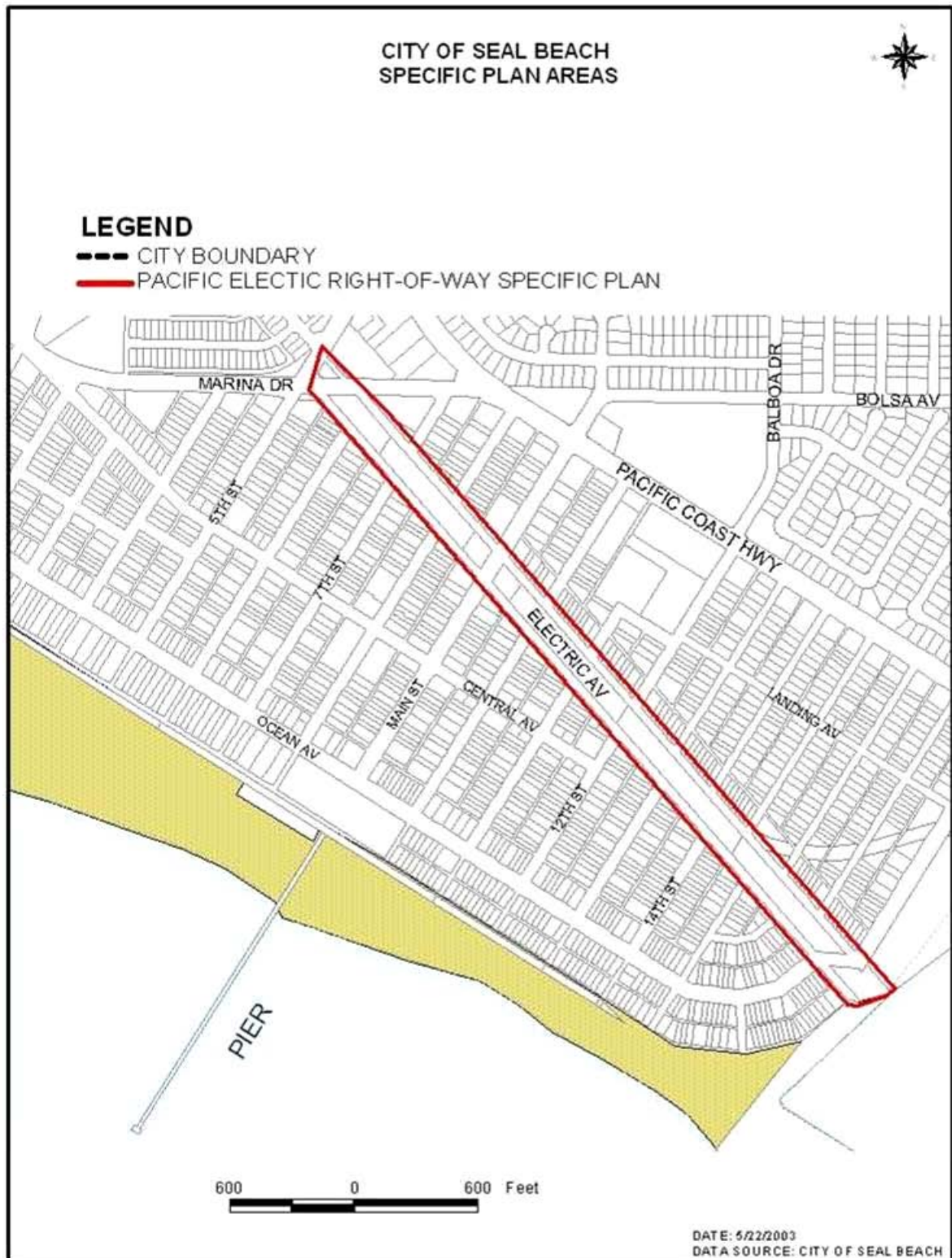


Specific Plan Boundaries



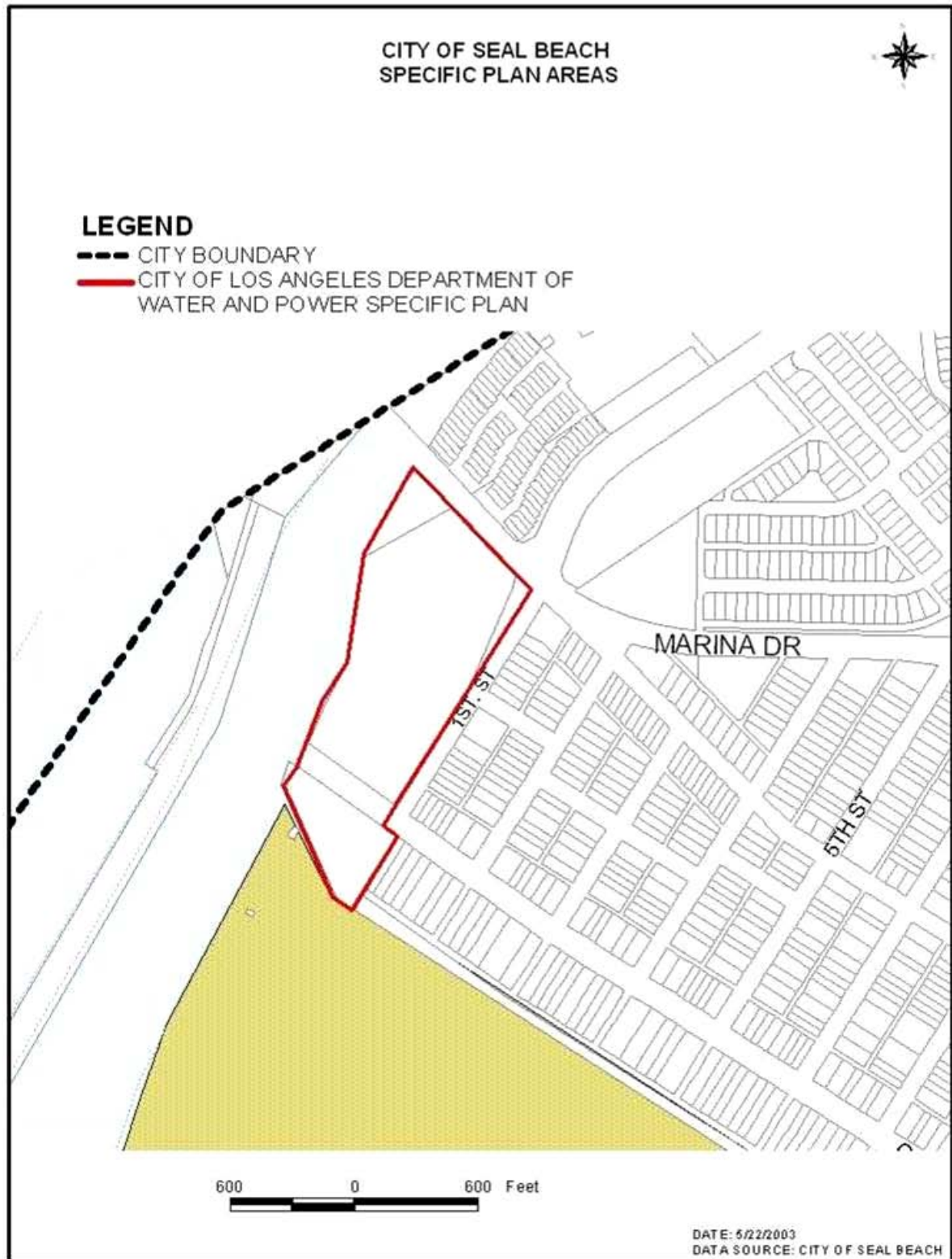
Land Use - Figure 7 - Main Street Specific Plan





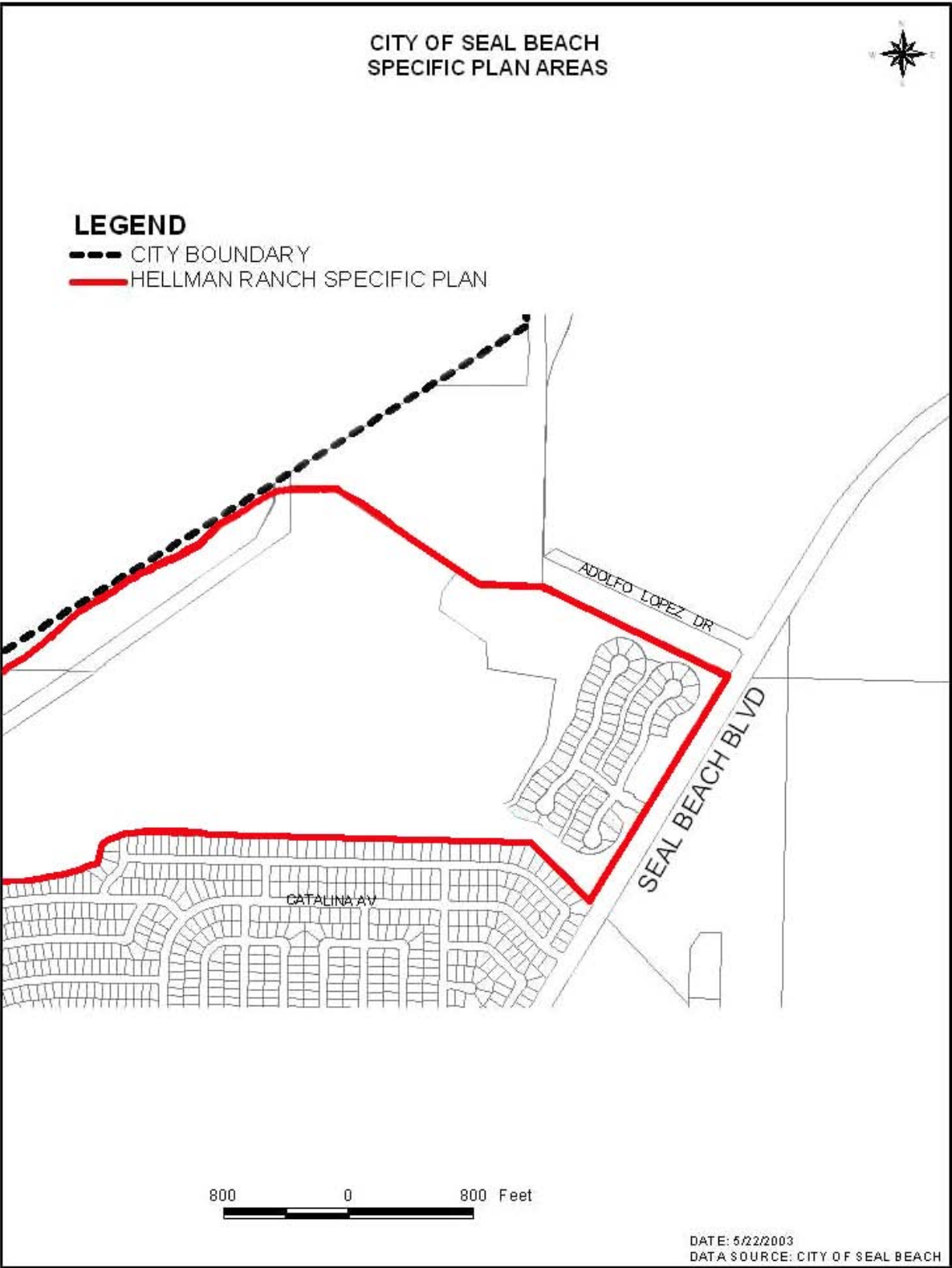
Land Use - Figure 8 - Pacific Electric Right-of-Way Specific Plan





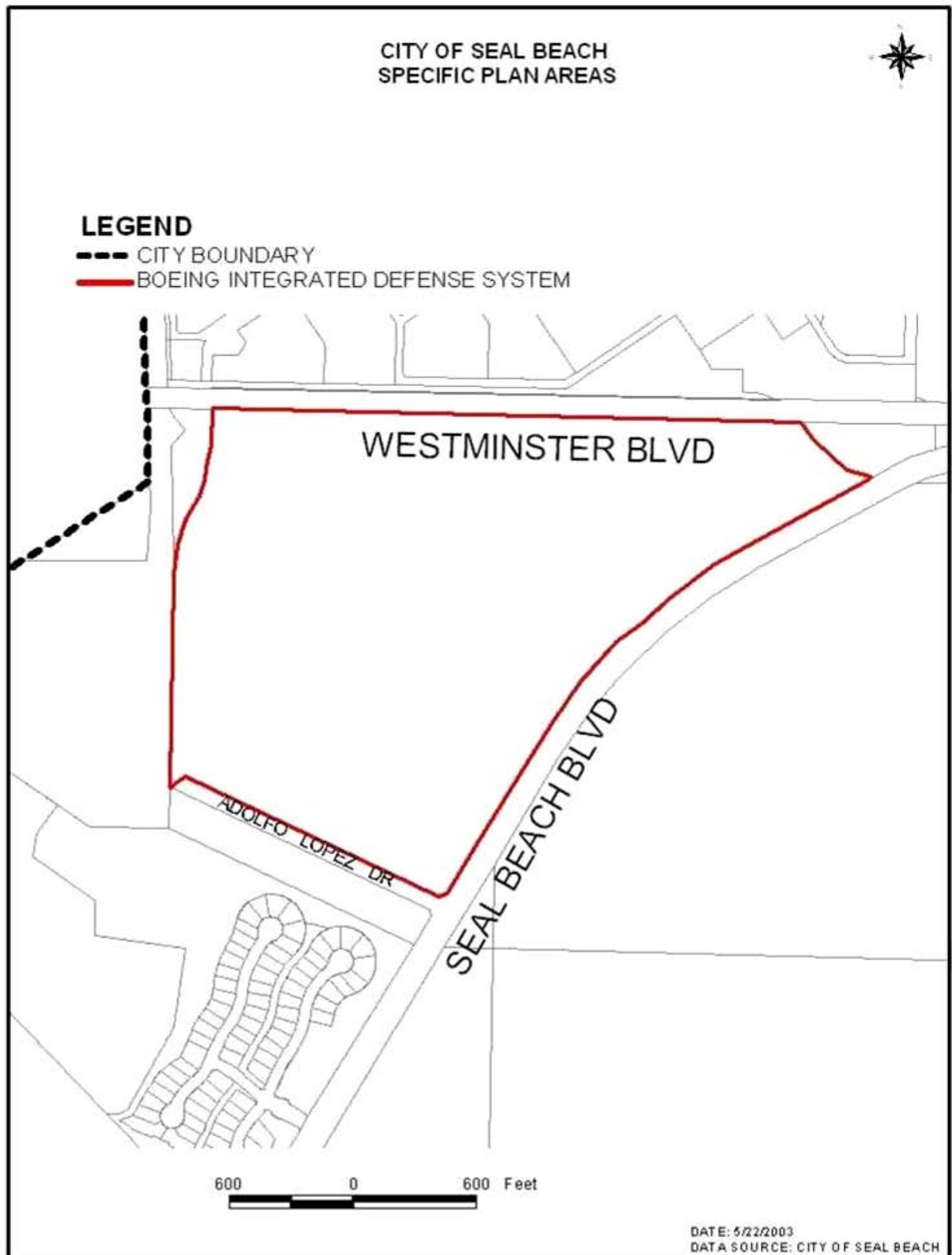
Land Use - Figure 9 - Los Angeles Department of Water and Power Specific Plan





Land Use - Figure 10 - Hellman Ranch Specific Plan





Land Use - Figure 11 - Boeing Integrated Defense Systems Specific Plan



