

**CITY OF
SEAL BEACH**

**2008-2014
Housing Element**

Adopted April 9, 2012

Contents

I.	Introduction.....	I-1
A.	Purpose of the Housing Element	I-1
B.	Data Sources and Methods	I-2
C.	Public Participation	I-2
D.	Consistency with Other Elements of the General Plan	I-3
II.	Housing Needs Assessment	II-1
A.	Community Context	II-1
B.	Population Characteristics	II-3
1.	Population Growth Trends	II-3
2.	Age	II-3
3.	Race and Ethnicity.....	II-4
C.	Household Characteristics.....	II-4
1.	Household Composition and Size	II-4
2.	Housing Tenure.....	II-5
3.	Overcrowding	II-5
4.	Overpayment.....	II-6
D.	Employment	II-8
1.	Current Employment.....	II-8
2.	Projected Job Growth.....	II-9
3.	Jobs-Housing Balance	II-10
E.	Housing Stock Characteristics.....	II-11
1.	Housing Type and Growth Trends	II-11
2.	Housing Age and Conditions	II-12
3.	Vacancy Rates	II-13
4.	Housing Cost.....	II-13
F.	Special Needs	II-15
1.	Persons with Disabilities.....	II-15
2.	Elderly.....	II-17
3.	Large Households.....	II-18
4.	Female-Headed Households	II-19
5.	Farm Workers	II-20
6.	Homeless Persons.....	II-20
G.	Assisted Housing at Risk of Conversion	II-21
H.	Housing Constructed, Demolished or Converted within the Coastal Zone	II-21
I.	Future Housing Needs.....	II-23
1.	Overview of the Regional Housing Needs Assessment	II-23
2.	2006-2014 Seal Beach Growth Needs	II-23
III.	Resources and Opportunities	III-1
A.	Land Resources.....	III-1
1.	Regional Growth Needs 2006 - 2014.....	III-1
2.	RHNA Carryover from the Previous Planning Period	III-2
3.	Inventory of Sites for Housing Development	III-2
B.	Financial and Administrative Resources	III-3
1.	State and Federal Resources	III-3
2.	Local Resources.....	III-4
C.	Energy Conservation Opportunities.....	III-5
IV.	Constraints.....	IV-1
A.	Governmental Constraints	IV-1
1.	Land Use Plans and Regulations.....	IV-1

- 2. Development Processing ProceduresIV-22
- 3. Development Fees and Improvement RequirementsIV-24
- B. Non-Governmental Constraints IV-26
 - 1. Environmental ConstraintsIV-26
 - 2. Infrastructure ConstraintsIV-27
 - 3. Land CostsIV-27
 - 4. Construction CostsIV-27
 - 5. Cost and Availability of FinancingIV-27
- C. Fair Housing IV-28
- V. Housing Action Plan V-1
 - A. Housing Goals, Policies and Programs..... V-1
 - B. Quantified Objectives..... V-15

APPENDICES

Appendix A – Evaluation of the Prior Housing Element

Appendix B – Land Inventory

Appendix C – Public Participation Summary

List of Tables

Table II-1	Population Trends, 1990-2010 Seal Beach vs. Orange County.....	II-3
Table II-2	Age Distribution Seal Beach vs. Orange County	II-3
Table II-3	Race/Ethnicity Seal Beach vs. Orange County.....	II-4
Table II-4	Household Composition Seal Beach vs. Orange County.....	II-5
Table II-5	Household Tenure – Seal Beach vs. Orange County.....	II-5
Table II-6	Overcrowding – Seal Beach vs. Orange County	II-6
Table II-7	Overpayment by Income Category	II-7
Table II-8	Labor Force – Seal Beach vs. Orange County	II-8
Table II-9	Employment by Occupation – Seal Beach.....	II-9
Table II-10	Projected Job Growth by Occupation, 2004-2014 – Santa Ana-Anaheim-Irvine Metropolitan Statistical Area	II-10
Table II-11	Job Location for Seal Beach Residents.....	II-11
Table II-12	Housing by Type, 2000-2010 – Seal Beach vs. Orange County	II-12
Table II-13	Age of Housing Stock by Tenure – Seal Beach vs. Orange County	II-13
Table II-14	Income Categories and Affordable Housing Costs, 2011 – Orange County	II-14
Table II-15	Resale Housing Prices – Seal Beach 2011	II-14
Table II-16	Rental Market Survey – Seal Beach	II-15
Table II-17	Persons with Disabilities by Age Group.....	II-16
Table II-18	Elderly Households by Tenure.....	II-18
Table II-19	Household Size by Tenure – Seal Beach vs. Orange County	II-19
Table II-20	Household Type by Tenure	II-19
Table II-21	Agricultural Employment.....	II-20
Table II-22	Coastal Zone Housing Units – 1982-2010 Seal Beach.....	II-22
Table II-23	Regional Housing Growth Needs 2006-2014	II-23
Table III-1	Net Remaining RHNA	III-2
Table III-2	Land Inventory Summary	III-3
Table III-3	Low/Moderate Income Fund Revenues 2004-2009	III-4
Table III-4	Low/Moderate Income Fund Expenditures 2004-2009.....	III-5
Table IV-1	Residential Land Use Categories – Seal Beach General Plan	IV-1
Table IV-2	Residential Zoning Districts	IV-2
Table IV-3	Permitted Residential Uses by Zoning District	IV-3
Table IV-4	Development Standards for Residential Zoning Districts	IV-5
Table IV-5	Residential Development Standards for Commercial/Mixed-Use Zoning Districts	IV-9
Table IV-6	Residential Parking Requirements	IV-18
Table IV-7	Second Dwelling Unit Floor Area	IV-19
Table IV-8	Residential Permit Review Authority.....	IV-22
Table IV-9	Planning and Development Fees.....	IV-25
Table IV-10	Road Improvement Standards	IV-26
Table V-1	Quantified Objectives 2008-2014.....	V-15

List of Figures

Figure II-1	Regional Location Map.....	II-2
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I. INTRODUCTION

A. Purpose of the Housing Element

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that, in order for the private market to adequately address housing needs, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the California Department of Housing and Community Development (HCD) to review local housing elements and to report its written findings to local governments with respect to the Housing Element's conformance with state law.

As mandated by state law, the planning period for this Housing Element extends from 2008 to 2014¹. This Element identifies strategies and programs that focus on the following major goals:

- Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Address and where appropriate and legally possible remove governmental constraints to the maintenance, improvement and development of housing;
- Maintain and enhance the existing quality of residential neighborhoods in Seal Beach;
- Promote equal housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, or familial status.

The Housing Element consists of the following major components:

- An analysis of the City's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III);
- A review of potential constraints, both governmental and non-governmental, to meeting the City's housing needs (Chapter IV); and

¹ As discussed elsewhere in this Housing Element, the planning timeframe for the Regional Housing Needs Assessment process is 8½ years from January 2006 through June 2014.

- A Housing Action Plan for the 2008–2014 planning period, including housing goals, policies and programs (Chapter V).
- A review of the City's accomplishments and progress in implementing the 2001 Housing Element is provided in Appendix A.

B. Data Sources and Methods

In preparing the Housing Element various data sources are utilized. The decennial Census and the American Community Survey (ACS) provide the basis for population and household characteristics. Some population and housing unit data are also prepared by the California State Department of Finance (DOF). Housing market information is drawn from both public agencies and private research organizations. City records also provide data regarding some issues such as units at risk of conversion and housing construction and demolition activity in the Coastal Zone.

C. Public Participation

Section 65583(c)(5) of the *Government Code* states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals and policies and in the development of a Land Use Plan which determines the extent and density of future residential development in the community.

City residents and interested stakeholders had many opportunities to participate in the Housing Element update process. In addition to meetings with the Planning Commission and City Council, the Ad Hoc General Plan/LCP Advisory Committee provided direction to City staff in the preparation of the Housing Element. Meeting notices were posted on the City's website, and notification was posted on the public notice board outside of City Hall at least 72 hours in advance of the meetings. Additionally, notice of the public hearings before the Planning Commission and City Council were published in the local newspaper. Copies of the draft Element were made available for review at City Hall and were posted on the City website, and notices were sent directly to agencies that serve the City's special needs populations. These service providers included organizations that represent the interests of low- and moderate-income households and persons with special needs. Please see Appendix C for more information regarding the public involvement process.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Joint City Council/Planning Commission study session	March 9, 2009
Planning Commission study session	April 8, 2009
Ad Hoc Committee meeting #1	June 3, 2010
Ad Hoc Committee meeting #2	May 10, 2011
Ad Hoc Committee meeting #3	June 14, 2011
Ad Hoc Committee meeting #4	August 9, 2011
Joint City Council/Planning Commission hearing	October 10, 2011
Ad Hoc Committee meeting #5	February 12, 2012
Planning Commission public hearing	March 14, 2012
City Council public hearing	April 9, 2012

D. Consistency with Other Elements of the General Plan

The Elements that comprise the Seal Beach General Plan are required to be internally consistent. Together these Elements provide the framework for development of facilities, services and land uses necessary to address the needs and desires of the City residents. The City will ensure consistency between the various General Plan elements and ensure policy direction introduced in one element is reflected in other plan elements. For example, residential development capacities established in the Land Use Element and constraints to development identified in the Safety/Noise Element are incorporated into the Housing Element. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. As the General Plan is amended from time to time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

Government Code Section 65302 requires that the Land Use Element be reviewed annually for consistency with Federal Emergency Management Agency (FEMA) and state Department of Water Resources (DWR) flood hazard maps, and that amendments to the Safety and Conservation Elements that are required to address flood hazard issues be adopted upon the first amendment to the Housing Element after January 1, 2009.

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II. HOUSING NEEDS ASSESSMENT

Meeting the various housing needs of residents is an important goal for Seal Beach. The first step to achieving this goal is understanding the housing needs in the community. This chapter will explore the various demographic and housing characteristics in the City in order to determine the nature and extent of the housing needs and lay the groundwork for policies and programs to address those needs.

The Housing Needs Assessment utilizes the most recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys or from private sources.

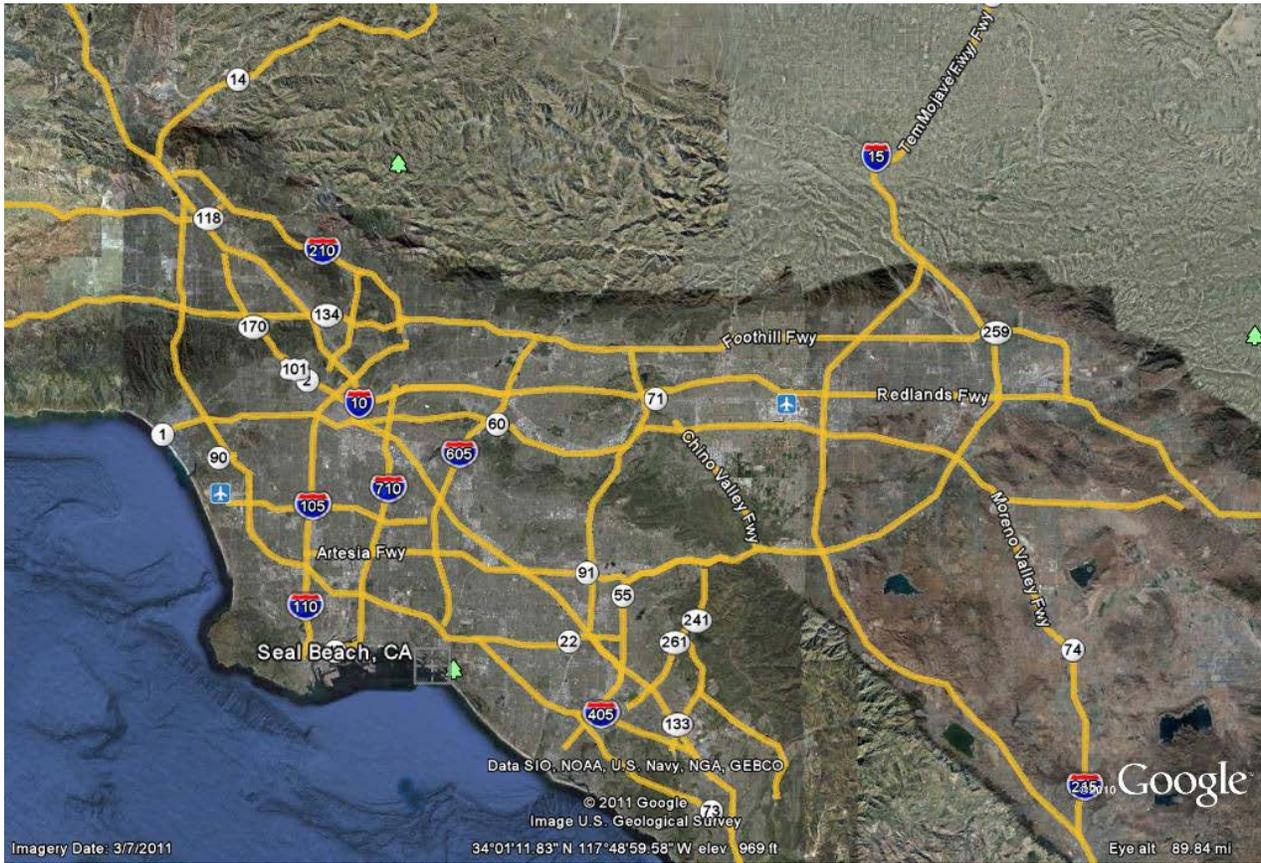
A. Community Context

Seal Beach encompasses 11.4 square miles in northwestern Orange County south of Long Beach (in Los Angeles County) and north of Huntington Beach (see Figure II-1). Incorporated in 1915 primarily as a farming community, the City has grown while still maintaining its small town atmosphere. The population of the City remained relatively stable from 1915 to 1944 with little more than 1,000 residents. However in 1944 the U S Navy acquired half of the City to construct the Naval Weapons Station bringing new residents to Seal Beach. The population increased to more than 7,000 persons in 1954 with the development of the Marina Hill subdivision. The largest population increase occurred with the development of the Leisure World retirement community beginning in 1962, which currently houses more than 9,000 senior residents. The 2010 population of the city was estimated at 24,168.

The demographic characteristics of Seal Beach have remained relatively stable over the past three decades. With the presence of Leisure World and many condominium developments catering to retired persons the City has a large number of elderly households. The City's prime beachfront location appeals to the affluent, both working and retired. Property values in Seal Beach increased as the City has become increasingly built out. Newcomers to the City who can afford high housing costs tend to be those of upper incomes or retired persons with substantial assets. However the City also has long-time residents who purchased their homes many years ago when real estate was still affordable. Many of these long-time residents may have difficulty in maintaining their homes.

The housing stock in Seal Beach consists of a mix of single-family and multi-family units with one mobile home park. Though a majority of the housing units are more than 40 years of age, housing is generally in good condition with the exception of some older beach areas and some units in the mobile home park.

Figure II-1 Regional Location Map



B. Population Characteristics

1. Population Growth Trends

The population of Seal Beach has been stable for the past two decades. According to the U.S. Census, the city lost population between 1990 and 2000, while virtually no change occurred between 2000 and 2010. During this same time period, Orange County continued to grow, with an increase of about 18% during the 1990s and 6% during 2000-2010 (see Table II-1).

**Table II-1
Population Trends, 1990-2010
Seal Beach vs. Orange County**

	1990	2000	2010	Growth 1990-2000	Growth 2000-2010
Seal Beach	25,098	24,157	24,168	-4%	0%
Orange County	2,410,668	2,846,289	3,010,232	18%	6%

Sources: U.S. Census Bureau

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table II-2 shows the city's estimated population by age group. Compared to the county as a whole, Seal Beach has a significantly lower proportion of children and young adults and a much larger proportion of seniors. It is noteworthy that about 38% of Seal Beach residents were age 65 or over compared to just 12% for the county as a whole.

**Table II-2
Age Distribution
Seal Beach vs. Orange County**

Age Group	Seal Beach		Orange County	
	Persons	%	Persons	%
Under 18 years	2,946	12%	757,734	26%
18 to 24 years	1,152	5%	276,702	9%
25 to 44 years	4,262	18%	898,711	30%
45 to 64 years	6,470	27%	715,778	24%
65 to 74 years	3,107	13%	169,552	6%
75 to 84 years	3,917	16%	113,693	4%
85 years and over	2,132	9%	44,661	2%

Source: U.S. Census Bureau, 2005-2009 ACS, Table B01001

3. Race and Ethnicity

The racial and ethnic composition of the city differs from the county as a whole in that a significantly lower proportion of city residents are Hispanic/Latino or racial minorities. About 10% of city residents are Hispanic as compared to 34% for the county as a whole. Asians, at 9%, represent the largest non-Hispanic minority (Table II-3).

**Table II-3
Race/Ethnicity
Seal Beach vs. Orange County**

	Seal Beach		Orange County	
	Persons	%	Persons	%
Not Hispanic or Latino				
-White	18,580	77%	1,328,499	44%
-Black or African American	255	1%	44,000	1%
-American Indian/Alaska Native	38	0.2%	6,216	0.2%
-Asian	2,273	9%	532,477	18%
-Native Hawaiian/Pacific Islander	52	0.2%	8,357	0.3%
-Other races or 2+ races	639	3%	77,710	3%
Hispanic or Latino (any race)	2,331	10%	1,012,973	34%
Total	24,168		3,010,232	

Sources: U.S. Census Bureau, 2010 Decennial Census

C. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, military barracks, prisons, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Table II-4 provides a comparison of households by type for the city and Orange County as a whole, as reported in the 2005-2009 American Community Survey. Family households comprised approximately 45% of all households in the city, significantly fewer than the county with 71%. Nearly half of all households in Seal Beach consisted of a single person living alone, compared to only one-quarter of county households. The large percentage of single-person households in Seal Beach is not surprising considering the large number of elderly residents.

Nearly half of all households in Seal Beach consisted of a single person living alone, compared to only one-quarter of county households.

**Table II-4
Household Composition
Seal Beach vs. Orange County**

Type	Seal Beach		Orange County	
	Households	%	Households	%
Family households:	5,678	45%	689,212	71%
Married-couple family	4,860	38%	528,305	54%
Other family:	818	7%	160,907	17%
Male householder, no wife present	242	2%	54,031	6%
Female householder, no husband present	576	5%	106,876	11%
Nonfamily households:	6,984	55%	284,789	29%
Householder living alone	6,218	49%	218,877	23%
Householder not living alone	766	6%	65,912	7%
Average household size				

Source: U.S. Census Bureau, 2005-2009 ACS, Table B11001

2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying income, family size and composition, and lifestyle. Table II-5 shows that over three-quarters of housing units in Seal Beach are owner-occupied compared to 61% for the county as a whole.

**Table II-5
Household Tenure –
Seal Beach vs. Orange County**

Tenure	Seal Beach		Orange County	
	Units	%	Units	%
Owner Occupied	9,789	77%	598,752	61%
Renter Occupied	2,873	23%	375,249	39%
Total occupied units	12,662		974,001	

Source: U.S. Census Bureau, 2005-2009 ACS, Table B25003

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Table II-6 summarizes overcrowding for the City of Seal Beach compared to Orange County as a whole.

**Table II-6
Overcrowding –
Seal Beach vs. Orange County**

Household Tenure	Seal Beach		Orange County	
	Households	%	Households	%
Owner-Occupied	9,789		598,752	
Overcrowded	7	0.1%	18,515	3%
Severely overcrowded	0	-	6,423	1%
Renter-Occupied	2,873		375,249	
Overcrowded	85	3%	38,259	10%
Severely overcrowded	0	-	24,594	7%

Source: U.S. Census Bureau, 2005-2009 ACS, Table B25014

The incidence of overcrowding is very low in Seal Beach, with just 3% of rental units and almost no owner-occupied units reporting overcrowding. None reported severe overcrowding.

The relatively high cost of housing in Seal Beach and throughout the region is considered to be the primary cause of overcrowding. Several programs in the Housing Action Plan (Chapter V) designed to address housing affordability will also help to alleviate overcrowding. These programs include 1a (Provision of Adequate Sites), 1c (Second Units), 2b (Affordable Housing Resources), 2d (Preserve the Existing Affordable Housing Stock), 3a (Section 8 Rental Assistance), 3d (SRO Housing), and 5c (Housing Information and Referral).

4. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-7 displays estimates for overpayment in 1999 by Seal Beach households. According to SCAG, 79% of all lower-income renter households and 97% of all lower-income owner households in Seal Beach were overpaying for housing. For households of all income levels, 36% of renters and 22% of owners were overpaying.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

**Table II-7
Overpayment by Income Category**

Income Category	Renters		Owners	
	Households	%	Households	%
Extremely low households	285		665	
Households overpaying	220	77%	650	98%
Very low households	235		260	
Households overpaying	195	83%	255	98%
Low households	235		170	
Households overpaying	185	79%	155	91%
All lower-income households	755		1,095	
Households overpaying	600	79%	1,060	97%
All households	3,097		4,805	
Households overpaying	1,114	36%	1,059	22%

Source: SCAG 2006 based on 2000 Census

The relatively high cost of housing in Seal Beach and throughout the region is the primary cause of overpayment. Several programs in the Housing Action Plan (Chapter V) designed to address housing affordability will also help to address this issue. These programs include 1a (Provision of Adequate Sites), 1c (Second Units), 2b (Affordable Housing Resources), 2d (Preserve the Existing Affordable Housing Stock), 3a (Section 8 Rental Assistance), 3d (SRO Housing), and 5c (Housing Information and Referral).

Extremely Low Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely-low-income (ELI) households. Extremely-low-income is defined as households with income less than 30% of area median income. The area median income for Orange County in 2011 was reported as \$84,200². For extremely-low-income households in Orange County, this results in an income of \$27,700 or less for a four-person household, when adjusted for high housing costs. Households with extremely-low-income have a variety of housing situations and needs.

Existing Needs

In 2000, approximately 950 extremely-low income households resided in Seal Beach (Table II-7). The Census reported that 77% of extremely-low-income renter households were overpaying, while 98% of extremely-low-income owners were overpaying.

Projected Needs

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 11 units. As a result, the City has a

² California HCD, Revised Official State Income Limits for 2011, 7/13/2011. Income limits are adjusted for high housing costs in Orange County.

projected need for 6 extremely-low-income units. The resources and programs to address this need are the same as for low-income housing in general and are discussed throughout the Housing Element, including Chapter V, the Housing Action Plan. Because the needs of extremely-low-income households overlap extensively with other special needs groups, further analysis and resources for extremely low income households can be found in Chapter IV, Constraints, Section A.1.d. (Special Needs Housing).

D. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Current Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-8 shows that about 46% of Seal Beach residents age 16+ were in the labor force, compared to 68% for Orange County as a whole. The lower labor force participation rate in the city is attributable to the large population of retired residents.

**Table II-8
Labor Force –
Seal Beach vs. Orange County**

Labor Force Status	Seal Beach		Orange County	
	Persons	%	Persons	%
In labor force	9,924	46%	1,556,675	68%
-Work at home	544	3%	65,518	3%
Not in labor force	11,544	54%	748,463	32%
-With social security income	7,053	33%	221,318	10%
Total population age 16+	21,468		2,305,138	

Source: U.S. Census Bureau, 2005-2009 ACS

Approximately 55% of the city's working residents were employed in management and professional occupations (Table II-9). A significant percentage of workers (27%) were employed in sales and office related occupations. A relatively low percentage of workers (9%) were employed in service related occupations. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers and laborers constituted about 8% of the workforce.

**Table II-9
Employment by Occupation – Seal Beach**

Occupation	Jobs	% of Total
Management, professional and related	5,056	55%
Service	870	9%
Sales and office	2,520	27%
Farming, fishing and forestry	16	0.2%
Construction, extraction, and maintenance	500	5%
Production, transportation, and material moving	295	3%

Source: U.S. Census Bureau, 2005-2009 ACS

2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table II-10 shows projected job growth by occupation for the Santa Ana-Anaheim-Irvine MSA (Orange County) along with median hourly wages for the period 2004-2014. Generally, residents who are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low-paying occupations. Table II-10 illustrates the growth trend in low-wage service jobs such as health care support, food preparation and serving, cleaning and maintenance, sales, and office/administrative support.

Table II-10
Projected Job Growth by Occupation, 2004-2014 –
Santa Ana-Anaheim-Irvine Metropolitan Statistical Area

Occupational Title	Annual Average Employment		Employment Change		Median Hourly Wage*
	2004	2014	Jobs	%	
Total, All Occupations	1,599,600	1,887,000	287,400	18.0	\$15.80
Management Occupations	107,850	128,710	20,860	19.3	\$44.44
Business and Financial Operations Occupations	82,810	101,470	18,660	22.5	\$27.87
Computer and Mathematical Occupations	43,440	57,270	13,830	31.8	\$32.40
Architecture and Engineering Occupations	36,300	43,750	7,450	20.5	\$33.26
Life, Physical, and Social Science Occupations	12,900	15,500	2,600	20.2	\$28.98
Community and Social Services Occupations	14,250	17,000	2,750	19.3	\$21.55
Legal Occupations	12,810	15,440	2,630	20.5	\$41.93
Education, Training, and Library Occupations	74,440	96,080	21,640	29.1	\$24.02
Arts, Design, Entertainment, Sports, and Media Occupations	31,720	37,720	6,000	18.9	\$20.29
Healthcare Practitioners and Technical Occupations	54,540	67,000	12,460	22.8	\$30.93
Healthcare Support Occupations	31,040	39,970	8,930	28.8	\$11.76
Protective Service Occupations	25,500	30,330	4,830	18.9	\$13.48
Food Preparation and Serving Related Occupations	119,650	148,940	29,290	24.5	\$8.32
Building and Grounds Cleaning and Maintenance Occupations	60,870	74,520	13,650	22.4	\$9.13
Personal Care and Service Occupations	38,590	47,830	9,240	23.9	\$9.40
Sales and Related Occupations	187,440	219,640	32,200	17.2	\$13.20
Office and Administrative Support Occupations	290,520	318,250	27,730	9.5	\$15.03
Farming, Fishing, and Forestry Occupations	6,830	7,080	250	3.7	\$8.71
Construction and Extraction Occupations	98,530	119,050	20,520	20.8	\$19.55
Installation, Maintenance, and Repair Occupations	52,360	61,790	9,430	18.0	\$18.27
Production Occupations	124,410	132,340	7,930	6.4	\$11.02
Transportation and Material Moving Occupations	92,860	107,310	14,450	15.6	\$10.25

Source: California Employment Development Dept., March 2005 Benchmark
 *2006 wages
[http://www.calmis.ca.gov/file/occproj/irive\\$occcproj.xls](http://www.calmis.ca.gov/file/occproj/irive$occcproj.xls)

3. Jobs-Housing Balance

A regional balance of jobs to housing helps to provide opportunities for people to live near their workplace, and reduce long-distance commuting. When the number of jobs significantly exceeds the housing supply, housing markets may become overheated, requiring households to pay a larger percentage of their income for housing. The current jobs-housing objective within the SCAG region is one new housing unit for every 1.5 jobs.³

³ SCAG 2008 Regional Comprehensive Plan, Land Use & Housing Chapter

According to recent Census estimates, about 57% of employed Seal Beach residents worked in Orange County, and approximately 18% of all workers were employed within the City limits (Table II-11). About 43% of residents commuted outside Orange County, which is not unexpected due to the city's location on the border of Los Angeles County.

Table II-11
Job Location for Seal Beach Residents

	Persons	%
Work in Seal Beach	1,621	18%
Work elsewhere in Orange County	3,550	39%
Work in another California county	3,996	43%
Work outside California	38	0.4%
Total workers age 16+	9,205	

Source: U.S. Census Bureau, 2005-2009 ACS, Tables B08007 & B08008

E. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

The largest component of the housing stock in Seal Beach is comprised of multi-family units in large (5+) complexes, with 44% of total units in 2010. Single-family detached homes made up about one-third of all units. Table II-12 provides a breakdown of the housing stock by type along with growth trends for the city compared to Orange County as a whole for the period 2000-2010. During this time period, the city added 279 housing units, an average of about 28 units per year. This represented just 2% growth in the housing stock compared to 7% for the entire county, which reflects the lack of vacant developable land in Seal Beach.

**Table II-12
Housing by Type, 2000-2010 –
Seal Beach vs. Orange County**

Structure Type	2000		2010		Growth	
	Units	%	Units	%	Units	%
<i>Seal Beach</i>						
Single-family detached	4,539	32%	4,711	32%	172	62%
Single-family attached	2,121	15%	2,121	15%	0	0%
Multi-family 2-4 units	1,169	8%	1,160	8%	(9)	-3%
Multi-family 5+ units	6,275	44%	6,390	44%	115	41%
Mobile homes	163	1%	164	1%	1	0%
Total units	14,267	100%	14,546	100%	279	100%
<i>Orange County</i>						
Single-family detached	489,657	51%	521,768	50%	32,111	45%
Single-family attached	124,702	13%	130,118	13%	5,416	8%
Multi-family 2-4 units	88,804	9%	91,400	9%	2,596	4%
Multi-family 5+ units	233,871	24%	265,146	25%	31,275	44%
Mobile homes	32,450	3%	32,112	3%	-338	0%
Total units	969,484	100%	1,040,544	100%	71,060	100%

Source: Cal. Dept. of Finance, Table E-5, 2011

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table II-13 shows the age distribution of the housing stock in Seal Beach compared to Orange County as a whole.

This table shows that about three-quarters of all housing units in Seal Beach were constructed prior to 1970. Even though the majority of homes are more than 40 years old, housing conditions are generally good to excellent, and very few homes are in need of any significant repair. The City's Code Enforcement activities focus on maintaining a high quality of life for residents and visitors. Most enforcement activities are complaint-driven, although ongoing monitoring occurs in the Seal Beach Shores Trailer Park. It is estimated that approximately 10 mobile homes in the park are in need of some form of rehabilitation. Programs 2d and 4a in the Housing Action Plan are intended to address these needs.

**Table II-13
Age of Housing Stock by Tenure –
Seal Beach vs. Orange County**

Year Built	Seal Beach		Orange County	
	Units	%	Units	%
2005 or later	62	0.4%	15,683	1.5%
2000-04	152	1.1%	61,917	6.0%
1990-99	316	2.2%	120,826	11.7%
1980-89	775	5.4%	165,806	16.1%
1970-79	2,072	14.5%	260,882	25.4%
1960-69	7,329	51.3%	216,048	21.0%
1950-59	2,308	16.2%	135,124	13.1%
1940-49	972	6.8%	26,544	2.6%
1939 or earlier	302	2.1%	25,660	2.5%

Source: U.S. Census Bureau, 2005-2009 ACS

3. Vacancy Rates

According to the U.S. Census Bureau, vacancy rates during the period 2005-2009 averaged 1.7% for owner-occupied units and 8.1% for rental units. A rental vacancy rate of 5% is considered typical for a healthy housing market. Since many rental units in beach communities are used for short-term vacation use, a higher than normal vacancy rate is not considered unusual.

4. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. Each year the California Department of Housing and Community Development publishes income guidelines for these income categories. Housing is generally considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas (such as Orange County), these income limits may be increased to adjust for high housing costs.

Table II-14 shows affordable rent levels and estimated affordable purchase prices for housing in Seal Beach (and Orange County) for 2011 by income category. Based on state-adopted standards, the maximum affordable monthly rent (including utilities) for extremely-low-income households is \$693, while the maximum affordable rent for very-low-income households is \$1,154. The maximum affordable rent for low-income households is \$1,846, while the maximum for moderate-income households is \$2,526.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments,

homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-14 have been estimated based on typical conditions. Purchase prices for lower-income households have not been estimated due to the high housing costs in beach communities.

**Table II-14
Income Categories and Affordable Housing Costs, 2011 –
Orange County**

2011 County Median Income = \$84,200	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$27,700	\$693	-
Very Low (31-50%)	\$46,150	\$1,154	-
Low (51-80%)	\$73,850	\$1,846	-
Moderate (81-120%)	\$101,050	\$2,526	\$400,000
Above moderate (120%+)	\$101,050+	\$2,526+	\$400,000+

Assumptions:
 -Based on a family of 4
 -30% of gross income for rent or PITI
 -10% down payment, 5% interest, 1.25% taxes & insurance, \$200 HOA dues
 Source: Cal. HCD, 7/13/2011; J.H. Douglas & Associates

b. For-Sale Housing

Existing housing resale price statistics for April 2011 are shown in Table II-15.

**Table II-15
Resale Housing Prices – Seal Beach 2011**

Single-Family Detached*	Condo*
\$943,000	\$320,000

Source: DQ News, 4/2011
 *Median sales prices

Based on the estimated affordable purchase prices shown in Table II-14 , this table confirms that the typical single-family detached house in Seal Beach is not affordable to low- or moderate-income households. However, the median price of resale condos was within the moderate-income range. This is likely attributable to the large number of modestly-sized condos located in the Leisure World retirement community.

c. Rental Housing

Table II-16 shows the results of a recent survey of apartments offered for rent in Seal Beach. The advertised rent ranged from \$1,189 to \$1,899 per month.

Table II-16
Rental Market Survey – Seal Beach

Bedrooms	Rent
1	\$1,189
2	\$1,899

Source:
Rent.com, 6/2011

When market rents are compared to the amounts low-income households can afford to pay (Table II-14), it is clear that lower-income households have a difficult time finding housing without overpaying. However, at the moderate-income levels, households are much more likely to find affordable rentals.

F. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one’s employment and income, family characteristics, disability, or other conditions. As a result, some Seal Beach residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines “special needs” groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households with children, homeless people, and farm workers. Many households within these special needs groups also fall within the extremely-low-income category. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

The Americans with Disabilities Act (ADA) defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. Disabled persons may have special housing needs as a result of their disability. Problems may include low income, high health care costs, dependency on supportive services, or a need for special building accommodations such as access ramps or elevators.

Table II-17 shows disability data for Seal Beach residents in 2000. As would be expected, the highest rates of disabilities were reported by those aged 65 and over. Housing opportunities for those with disabilities can be improved through housing assistance programs and universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

**Table II-17
Persons with Disabilities by Age Group**

Disability by Age	Disabilities	%
Age 5 to 15 - total persons¹	2,125	
With a sensory disability	37	2%
With a physical disability	15	1%
With a mental disability	62	3%
With a self-care disability	24	1%
Age 16 to 64 - total persons¹	12,278	
With a sensory disability	190	2%
With a physical disability.	507	4%
With a mental disability	260	2%
With a self-care disability	64	1%
With a go-outside-the-home disability	315	3%
With an employment disability	890	7%
Age 65 and over - total persons¹	3,873	
With a sensory disability	1,373	35%
With a physical disability.	2,115	55%
With a mental disability	787	20%
With a self-care disability	596	15%
With a go-outside-the-home disability	1,324	34%

Source: 2000 Census, SF3 Tables P8 and P41

Note: Numbers in shaded rows represent persons, not disabilities. Persons may report more than one disability

Developmentally Disabled

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many

developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. According to the RCOC February 2010 Facts and Statistics data, the RCOC currently serves approximately 16,728 individuals. Of those individuals, a total of 61 individuals currently reside in Seal Beach according to Jack Stanton, RCOC Chief Counselor.

The mission of the **Dayle McIntosh Center** is to advance the empowerment, equality, integration and full participation of people with disabilities in the community. The Center is not a residential program, but instead promotes the full integration of disabled persons into the community. Dayle McIntosh Center is a consumer-driven organization serving all disabilities. Its staff and board are composed of over 50% of people with disabilities. Its two offices service over 500,000 people in Orange County and surrounding areas with disabilities. The main office in Garden Grove is located in close proximity to Seal Beach.

In addition, City housing programs that respond to the needs of this population include 1d (Emergency Shelters and Transitional/Supportive Housing) and 3a (Section 8 Rental Assistance).

2. Elderly

The ACS reported 6,381 owner-occupied households and 528 renter-occupied households in Seal Beach where the householder was 65 or older (Table II-18). The unusually high number of senior households in Seal Beach is in large part attributable to the presence of the Leisure World community. Many elderly persons are dependent on

fixed incomes and/or have a disability. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

The following programs described in the Housing Action Plan (Chapter V) help to address the housing needs of the elderly: 1a (Provision of Adequate Sites), 1c (Second Units), 2b (Affordable Housing Resources), 2d (Preserve the Existing Affordable Housing Stock), 3a (Section 8 Rental Assistance), 3c (Affordability Covenants on City or Redevelopment Agency-Assisted Housing), 3d (SRO Housing), 4a (Owner-Occupied Home Improvements), 5b (Removal of Architectural Barriers), and 5c (Housing Information and Referral).

Table II-18
Elderly Households by Tenure

Householder Age	Owners		Renters	
	Households	%	Households	%
Under 65 years	3,408	35%	2,345	82%
65 to 74 years	1,897	19%	209	7%
75 to 84 years	2,971	30%	147	5%
85 and over	1,513	15%	172	6%
Total households	9,789	100%	2,873	100%

Source: 2005-2009 ACS Table B25007

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Census data showed that Seal Beach had significantly smaller households than the county as a whole. Over half of all owner-occupied households in Seal Beach were comprised of a single person, while only 3% of owner households had five or more persons. Over half of renter households had only one or two persons, while only 16% had five or more members (Table II-19). This distribution indicates that the need for large units with three or more bedrooms is significantly less than for smaller units.

Table II-19
Household Size by Tenure –
Seal Beach vs. Orange County

Household Size	Seal Beach				Orange County			
	Owners		Renters		Owners		Renters	
	Households	%	Households	%	Households	%	Households	%
1 person	5,140	52%	1,190	38%	106,942	19%	90,605	25%
2 persons	3,176	32%	1,150	37%	186,108	32%	92,862	26%
3 persons	731	7%	423	14%	95,344	17%	56,663	16%
4 persons	657	7%	250	8%	97,638	17%	48,939	14%
5 persons	178	2%	76	2%	46,614	8%	30,341	8%
6 persons	59	1%	22	1%	20,447	4%	17,649	5%
7+ persons	30	0.3%	3	0.1%	21,100	4%	24,035	7%
Total households	9,971	100%	3,114	100%	574,193	100%	361,094	100%

Source: 2000 Census, SF3 Table H17

While large households are far less prevalent in Seal Beach than in some other cities, the following programs described in the Housing Action Plan (Chapter V) help to address these needs: 1a (Provision of Adequate Sites), 2b (Affordable Housing Resources), 2d (Preserve the Existing Affordable Housing Stock), 3a (Section 8 Rental Assistance), and 5c (Housing Information and Referral).

4. Female-Headed Households

Of the 13,085 households in the City, just 4% of owners and 8% of renters were headed by a female (Table II-20). While female-headed households represent a relatively small portion of all households, 17% of these households reported incomes that are below the poverty level⁴.

Table II-20
Household Type by Tenure

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	4,086	41%	992	32%
Male householder, no wife present	94	1%	114	4%
Female householder, no husband present	426	4%	253	8%
Non-family households	5,365	54%	1,755	56%
Total households	9,971	100%	3,114	100%

Source: 2000 Census, SF3 Table H19

The following programs described in the Housing Action Plan (Chapter V) help to address the housing needs of female-headed households: 1a (Provision of Adequate Sites), 1c (Second Units), 2b (Affordable Housing Resources), 2d (Preserve the Existing Affordable

⁴ 2000 Census, SF3 Table P89

Housing Stock), 3a (Section 8 Rental Assistance), and 5c (Housing Information and Referral).

5. Farm Workers

Farm workers are traditionally defined as persons whose primary income is from seasonal agricultural work. Historically, Orange County's economy was linked to agriculture. While there are still active farming areas on the Irvine Ranch and in some other cities, shifts in the local economy to production and service-oriented sectors have significantly curtailed agricultural production within the county. Today, Orange County is a mostly developed urban/suburban region with a strong local economy. Although the county is increasingly capturing major employers in Southern California, this growth is not tied to an agricultural base.

The 2000 Census reported about 3,000 persons employed in agricultural occupations in Orange County. Only 10 Seal Beach residents reported Farming, Fishing and Forestry as their occupation (Table II-21). As a result, there is not a significant need for farmworker housing in Seal Beach.

**Table II-21
Agricultural Employment**

	Seal Beach	% of County Total	Orange County
Workers	10	0.3%	3,023

Source: 2000 Census, SF3 Table P50

6. Homeless Persons

Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include: the general lack of housing affordable to low and moderate income persons; increases in the number of persons whose incomes fall below the poverty level; reductions in public subsidy to the poor; and the de-institutionalization of the mentally ill.

The Stewart B. McKinney Homeless Assistance Act (42, U.S.C. 1130, et seq. 1994) defines a "homeless" person as an individual who lacks a fixed, regular, and adequate nighttime residence, or an individual whose primary nighttime residence is:

- a. A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- b. An institution that provides a temporary residence for individuals intended to be institutionalized;
- c. A public or private place not designed for, or ordinarily used as, regular sleeping accommodations for human beings.

The McKinney-Vento Act (§725(2); 42 U.S.C. 11435(2)) defines a person "at-risk" of becoming homeless as an individual who faces imminent eviction (within a week) from a

private dwelling or institution and who has no subsequent residence or resources to obtain housing. People are also at risk of homelessness when they experience a sudden drop in income, a rise in housing costs, and/or they do not have the skills necessary to manage their limited resources. According to the National Coalition for the Homelessness (NCH), most individuals at risk of homelessness are on a fixed income or are marginally employed and have few ties to family and friends.

The County of Orange Housing and Community Services Department undertakes an annual estimate of the County's homeless population as part of its application for homeless assistance grant funds to HUD. The Point-in-Time survey⁵ conducted in January 2009 estimated that there were 5,724 unsheltered homeless persons in the county at that time. The survey did not estimate the homeless population of each city. The Seal Beach Police Department indicated that the long-term homeless population within Seal Beach on any given night is believed to be approximately 10 individuals⁶.

One emergency and transitional housing facility, Interval House, is located in Seal Beach. Interval House operates three stages of housing for victims of domestic violence. The first stage emergency shelter offers up to 45 days for 32 persons. The second stage program has a capacity of 19 beds for up to 18 months of stay. The third stage transitional housing has a capacity of 5 beds for up to 24 months of stay.

In addition, the City will comply with the requirements of Senate Bill 2, which requires that a zone be designated where emergency shelters may be established "by-right" and that transitional and supportive housing be permitted subject only to the same regulations as other residential uses of the same type in the same zone (see Program 1d).

G. Assisted Housing at Risk of Conversion

In 2000 the Seal Beach Redevelopment Agency helped to secure financing to allow conversion of the Seal Beach Shores Trailer Park to affordable tenant ownership. The Agency secured a \$6.75 million low-interest loan and a \$985,000 bridge loan for the project. The park includes 100 units (25 very-low and 75 low). None of these units are at risk during the current period.

One other affordable housing project – Country Villa Seal Beach – is located in the city. According to the California Housing Partnership, this 90-unit project is assisted through Sections 232 and 223(f). Covenants are not scheduled to expire until 2035 and therefore the project is not at risk during this planning period. Country Villa is a group quarters living arrangement.

H. Housing Constructed, Demolished or Converted within the Coastal Zone

California *Government Code* §65588(d) requires that the Housing Element update take into account any low- or moderate-income housing provided or required in the Coastal

⁵ Applied Survey Research, 2009 Orange County Homeless Census and Survey

⁶ Personal communication with Sgt. Ron LaVelle (7/21/2011)

Zone pursuant to Section 65590 (the Mello Act⁷). State law requires that jurisdictions monitor the following:

- The number of new housing units approved for construction within the Coastal Zone (after January 1, 1982);
- The number of low- or moderate-income units required to be provided in new developments either within the Coastal Zone or within three miles of the Coastal Zone;
- The number of existing housing units in properties with three or more units occupied by low- or moderate-income households that have been authorized for demolition or conversion since January 1, 1982; and
- The number of low- or moderate-income replacement units required within the Coastal Zone or within three miles of the Coastal Zone.

Table II-22 provides these statistics for the Coastal Zone through 2010.

**Table II-22
Coastal Zone Housing Units – 1982-2010
Seal Beach**

Category	Units
Number of new units approved for construction in the Coastal Zone after January 1, 1982:	98
Number of new units for low- and moderate-income households required to be provided either within the coastal zone or within three miles of it:	0
Number of units occupied by low- and moderate-income households and authorized to be demolished or converted:	12
Number of units for low- and moderate-income households required either within the coastal zone or within three miles of it in order to replace those demolished or converted:	6

In order to receive a demolition or a conversion permit, the request must comply with the Mello Act. The City examines any Coastal Zone development that entails the demolition or conversion of residential units that are not categorically exempt from the California Environmental Quality Act (CEQA). A property that is determined to be a public nuisance or is an owner-occupied, single-family dwelling, is not examined in accordance with the Mello Act. All other types of projects are evaluated. Program 4c in the Housing Action Plan (Chapter V) responds to the requirements of state law on this issue.

⁷ The Mello Act in part requires replacement of affordable units demolished or converted within the coastal zone.

I. Future Housing Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 8½-year period from January 2006 to July 2014. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in July 2007. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

2. 2006-2014 Seal Beach Growth Needs

In July 2007 SCAG, adopted the final RHNA growth needs for each of the County's cities plus the unincorporated area. The total housing growth need for the City of Seal Beach during the 2006-2014 planning period is 57 units. This total is distributed by income category as shown in Table II-23. While not explicitly addressed in the RHNA, state law⁸ now requires the Housing Element to estimate the future needs of extremely-low-income households. As provided by state law, the extremely-low-income need is estimated to be 50% of the very-low category, or 6 units during this planning period.

Table II-23
Regional Housing Growth Needs 2006-2014

Very Low*	Low	Moderate	Above Mod	Total
11	10	12	24	57
19.3%	17.5%	21.1%	42.1%	100%

Source: SCAG 2007

*Includes extremely-low households, estimated to be one-half the very-low need (6 units)

All new units built or preserved after January 1, 2006 may be credited against the RHNA period. A discussion of the City's net remaining growth need is provided in the land inventory section of Chapter III.

⁸ California Government Code Sec. 65583(a)(1)

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III. RESOURCES AND OPPORTUNITIES

A variety of resources are available for the development, rehabilitation, and preservation of housing in Seal Beach. This chapter provides an overview of the land resources and adequate sites to address the City's regional housing need allocation, and describes the financial and administrative resources available to support the provision of affordable housing. Additionally, the chapter discusses opportunities for energy conservation which can lower utility costs and increase housing affordability.

A. Land Resources

1. Regional Growth Needs 2006 - 2014

In accordance with *Government Code* §65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). SCAG's Regional Council adopted the final Regional Housing Need Allocation in July 2007. The RHNA covers the 8.5-year planning period of January 1, 2006 to June 30, 2014.

The RHNA process began with an update of the population, employment and household forecasts for both the region as a whole and for each county. These forecasts were largely derived from Department of Finance (DOF) population and employment forecasts and modified by regional demographic and modeling efforts by SCAG. SCAG then disaggregated the regional and county forecasts to each jurisdiction and estimated the number of dwelling units needed to achieve a regional target vacancy rates (2.3% owner-occupied and 5% rental) and to account for projected housing demolitions. The total housing needed in each jurisdiction was then distributed by income category (very low, low, moderate and upper income).

To avoid the over concentration of new lower-income households in jurisdictions with higher proportions of existing lower-income households (as required by State law), SCAG adjusted the percentage of households in each income category for each jurisdiction based on the 2000 Census income distribution within each jurisdiction and adjusting them to 110% of the county average. The final RHNA allocation for Seal Beach was discussed previously in Table II-23 (page II-23).

New units built after January 1, 2006 are credited in the current RHNA period (Table III-1). Approved projects and sites with potential for housing development during this planning period are discussed in the following section and listed in Table III-2.

**Table III-1
Net Remaining RHNA**

	Income Category					Total
	Ex. Low	Very Low	Low	Mod	Above Mod	
RHNA (2006-2014)	6	5	10	12	24	57
Units Built (2006-2011) ¹	-	-	2	-	48	50
Net RHNA (2012-2014)	6	5	8	12	0	31

Source: City of Seal Beach Development Services Dept., 2011

Notes:

1. See Appendix A, Table A-3

2. RHNA Carryover from the Previous Planning Period

State law⁹ requires that any portion of the housing need from the previous planning period that was not accommodated must be carried over to the next planning period. In 2001 the City submitted a draft Housing Element for the 2000-2005 planning period for review by HCD. Due to limited staff resources, a final Housing Element was not adopted, however. Since the City’s 2000-2005 Housing Element was not finalized, an analysis must be prepared of the City’s regional housing needs for the previous period and the extent to which adequate sites were available to accommodate those needs. The analysis contained in Appendix B concludes that there were adequate sites during the previous planning period to accommodate the RHNA allocation of 111 lower-income units, therefore no carryover to the current planning period is required (see Appendix B, Table B-2).

3. Inventory of Sites for Housing Development

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” The analysis of potential development sites is contained in Appendix B and summarized in Table III-2. When the City’s current land inventory is compared to the net remaining RHNA, there is adequate capacity for moderate- and above-moderate units but a shortfall of sites for 19 lower-income units for this planning period. As discussed in the analysis of non-governmental constraints (Chapter IV), there are no infrastructure deficiencies that would preclude development commensurate with the regional need. Chapter V (Housing Action Plan) includes Program 1b to process the required General Plan and zoning amendments necessary to accommodate the remaining RHNA for the current planning period. Appendix B describes the potential sites to accommodate the required rezoning.

⁹ Government Code Sec. 65584.09

**Table III-2
Land Inventory Summary**

	Income Category		
	Lower	Moderate	Above Moderate
Vacant land	0	0	0
Underutilized land	0	5	0
Second Units (see analysis in Appendix B)		7	
Subtotal	0	12	0
RHNA (net remaining 2012-2014)	19	12	0
Adequate Sites? (Deficit)	(19)	Yes	Yes

Source: City of Seal Beach Development Services Dept., 2011

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) - Federal funding for housing programs is provided by the Department of Housing and Urban Development (HUD). The CDBG program is flexible in that funds can be used for a wide range of activities including acquisition and or disposition of real estate, public facilities and improvements, relocation, rehabilitation and construction of housing, home ownership assistance, and clearing activities. The CDBG program provides formula funding to larger cities and counties, while smaller jurisdictions with less than 50,000 population generally compete for funding under the Urban County Consolidated Plan administered by the County of Orange. In FY 2010-11 the City received a \$200,000 grant from the County, which was used for restroom accessibility improvements in the Leisure World community.

Section 8 Rental Assistance – The City of Seal Beach works cooperatively with the Orange County Housing Authority, which administers the Section 8 Voucher Program. The Housing Assistance Payments Program assists low income, elderly and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. The City facilitates use of the Section 8 program within its jurisdiction by encouraging apartment owners to list available rental units with the County Housing Authority for potential occupancy by tenants receiving Section 8 certificates. As of 2008, there were 8 Seal Beach residents using Section 8 vouchers.

Low-Income Housing Tax Credit Program - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

2. Local Resources

Seal Beach Redevelopment Agency - The Seal Beach Redevelopment Agency was established in 1967. The Riverfront Redevelopment Project was established in 1969 and subsequently amended. The amended project area encompasses approximately 200 acres with the bulk of the project area located along the northwestern boundary of the city. Work within the project area to date includes construction of a police facility, relocation of the City's maintenance yard, work on a major sewage treatment problem, development of park space, development of a library and senior citizen's facility, non-profit acquisition and tenant rental assistance for Seal Beach Trailer Park, and residential rehabilitation programs.

Housing Activities

The Agency's primary source of revenue, other than loans and advances from the City and bond proceeds, comes from property taxes. As required under state law the Agency places 20 percent of the total tax increment revenue collected into a Low- and Moderate-Income Housing Fund. These "set-aside" funds must be used to increase, improve or preserve the supply of low- and moderate-income housing. During the 5-year period 2004-2009 approximately \$2.1 million accrued to the Low/Mod set-aside fund (Table III-3). As of June 30, 2010 the Agency's set-aside fund had net assets of approximately \$1.3 million.

Table III-3
Low/Moderate Income Fund Revenues 2004-2009

Fiscal Year	L/M Fund Revenue
2004-05	\$253,253
2005-06	\$284,609
2006-07	\$610,409
2007-08	\$483,395
2008-09	\$484,743
5-year total	\$2,116,409

Source: City of Seal Beach Finance Department

The Redevelopment Agency's affordable housing program during the current planning period has focused on providing rental assistance for qualified residents of the Seal Beach Shores Trailer Park and on grants and loans for housing rehabilitation. Table III-4 shows LMI Housing Fund Expenditures and units assisted during the 2004-2009 period.

On February 1, 2012, the Seal Beach Redevelopment Agency was dissolved pursuant to AB X1 26. The Seal Beach City Council has elected to serve as the successor agency for the Redevelopment Agency. The successor agency has listed its rental assistance to qualified residents of the Seal Beach Shores Trailer Park as one of its enforceable obligations with the intention of continuing that assistance. In addition, the City has received a grant for housing rehabilitation and will continue to administer that program.

**Table III-4
Low/Moderate Income Fund Expenditures 2004-2009**

Fiscal Year	L/M Fund Expenditures	Rental Assistance (Units)	Housing Rehabilitation (Units)
2004-05	\$203,503	21	1
2005-06	\$259,475	21	6
2006-07	\$290,000	21	11
2007-08	\$397,042	21	10
2008-09	\$237,309	21	2

Source: City of Seal Beach Finance Department

For the period 2009-2014 the Agency intends to continue using L/M set-aside funds to provide rental assistance in the Seal Beach Shores Trailer Park and on grants and loans for housing rehabilitation. Annual expenditures are projected to range from \$500,000 to \$700,000, with total expenditures of approximately \$2.8 million for the 5-year period.

C. Energy Conservation Opportunities

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

Title 24 sets forth mandatory energy standards and requires the adoption of an "energy budget" for all new residential buildings and additions to residential buildings. Separate requirements are adopted for "low-rise" residential construction (i.e., no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

Examples of techniques for reducing residential energy use include the following:

- **Glazing** – Glazing on south facing exterior walls allows for winter sunrays to warm the structure. Reducing glazing and regulating sunlight penetration on the west side of the unit prevents afternoon sunrays from overheating the unit.
- **Landscaping** – Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern exposure of units reduces summer sunrays, while allowing penetration of winter sunrays to warm the units.

- **Building Design** – The implementation of roof overhangs above southerly facing windows shield the structure from solar rays during the summer months.
- **Cooling/Heating Systems** – The use of attic ventilation systems reduces attic temperatures during the summer months. Solar heating systems for swimming pool facilities saves on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and showerheads.
- **Weatherizing Techniques** – Weatherization techniques such as insulation, caulking, and weather stripping can reduce energy use for air-conditioning up to 55% and for heating as much as 40%. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.
- **Efficient Use of Appliances** – Appliances can be used in ways that increase their energy efficiency. Unnecessary appliances can be eliminated. Proper maintenance and use of stove, oven, clothes dryer, washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases can be made on the basis of efficiency ratings.
- **Solar Installations** – On July 13, 2009, the City Council adopted a comprehensive fee schedule (Resolution 5898). The resolution waived all fees for standard residential solar installations.

In addition to these techniques for reducing energy use in dwellings, the City supports broader “smart growth” efforts to encourage compact development and public transportation. For example, Program 1a in the Housing Action Plan (Chapter V) includes a commitment to process a zoning amendment to facilitate new high-density multi-family residential development on underutilized land in proximity to commercial and employment opportunities and bus transit. Such development contributes to a reduction in greenhouse gas emissions through lower energy use and vehicle trips (see also Programs 6a and 6b).

IV. CONSTRAINTS

A. Governmental Constraints

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the city's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The Land Use Element of the Seal Beach General Plan sets forth the City's policies for guiding local development. These policies, together with the zoning regulations, establish the amount and distribution of land to be allocated for different uses within the city. The Land Use Element provides three different densities of residential land uses displayed in Table IV-1. The Land Use Element identifies 1,471 acres for residential uses representing 20 percent of the total acreage in the city and nearly 64 percent of the acreage designated for non military uses.

**Table IV-1
Residential Land Use Categories –
Seal Beach General Plan**

Designation	Maximum Density*	Total Acreage
Low Density Residential (LR)	9	353.7
Medium Density Residential (MR)	17.0	505.4
High Density Residential (HR)		166.4
Planning Area 1	20.0	150.7
Planning Area 2-3	32.2	0
Planning Area 4	45.3	15.7

Source: City of Seal Beach General Plan, 2003

*Density expressed in dwelling units per net acre.

In addition to these residential land use designations, the Limited Commercial area along Seal Beach Boulevard between Landing Avenue and Electric Avenue contains a mixture of high-density residential, low-intensity office, and small commercial uses. Both mixed-use and exclusive residential development are also allowed in this area.

b. Zoning Designations and Development Standards

The Seal Beach Zoning Code was comprehensively updated in 2010. The Zoning Code provides three residential zones: Residential Low Density (RLD), Residential Medium Density (RMD) and Residential High Density (RHD). The Limited Commercial/Residential Medium Density district also allows exclusive residential or mixed-use development. The relationship between General Plan land use categories and zoning districts is shown in Table IV-2.

**Table IV-2
Residential Zoning Districts**

Map Symbol	Zoning District	General Plan Category	Intended Uses
RLD-9	Residential Low Density - 9	Low Density Residential	Single-unit and small, zero-lot line neighborhoods at a base density of up to 15 dwelling units per net acre.
RLD-15	Residential Low Density - 15		
RMD-18	Residential Medium Density - 18	Medium Density Residential	Duplexes, townhouse projects, apartments, and small-lot, single-unit residential uses, at a density of 15 to 18 dwelling units per net acre. Additional density may be achieved through density bonuses.
RHD-20	Residential High Density - 20	High Density Residential	Multi-unit residential developments at a base density of 20 to 46 dwelling units per net acre. Additional density may be achieved through density bonuses.
RHD-33	Residential High Density - 33		
RHD-46	Residential High Density - 46		
L-C/RMD	Limited Commercial/Residential Medium Density	Mixed Use	Limited commercial and office uses in conjunction with residential uses.

Source: City of Seal Beach Zoning Ordinance, 2010

Allowable Residential Uses

There are seven base zoning districts in the city that permit residential use, ranging in allowable density from 9 units/acre in the RLD-9 district to 46 units/acre in the RHD-46 district (Table IV-2). Allowable uses include single-family detached houses in the RLD-9 and RLD-15 districts, to multi-family residential condominiums and apartments with base densities from 20 to 46 units/acre in the RHD-20, RHD-33 and RHD-46 districts. As shown in Table IV-3, most residential uses are permitted by-right, without discretionary review or design review. Exceptions include senior citizen housing, group housing, and some types of residential care facilities, which require approval of a use permit by the Planning Commission. The Limited Commercial/Residential Medium Density (L-C/RMD) district allows commercial use, exclusive residential use, or commercial/residential mixed use.

**Table IV-3
Permitted Residential Uses by Zoning District**

Housing Type	RLD	RMD	RHD	L-C/RMD	PO	SC	GC
Single-Unit Residential	P	P	P	P	-	-	-
Duplex	-	P	P	P	-	-	-
Multi-Unit Residential	-	P	P	P	-	-	-
Manufactured Housing ¹	P	P	P	-	-	-	-
Second Units ¹	P	P	P	-	-	-	-
Group Housing ²	-	-	M	-	-	-	-
Residential Care-General ³	-	-	C	-	C	C	C
Residential Care-Limited ³	P	P	P	-	C	C	C
Residential Care-Senior ³	-	-	C	-	C	C	C
Senior Citizen Housing	-	-	C	-	-	-	-

Source: Seal Beach Municipal Code, 2010

Notes:

RLD=Residential Low Density

RMD=Residential Medium Density

RHD=Residential High Density

L-C/RMD=Limited Commercial/Residential Medium Density

PO=Professional Office

SC=Service Commercial

GC=General Commercial

P=permitted as of right

M=minor use permit

C=conditional use permit

1. A manufactured home on a permanent foundation is considered a single-family dwelling

2. Shared living quarters without separate kitchen or bathroom facilities for each room or unit. Includes rooming houses and dormitories but excludes residential care facilities and transitional housing

3. See discussion under Special Needs Housing

Development Standards

Development standards vary by zone and are described below. During the Zoning Code update process, development standards were reviewed to ensure that they do not prevent projects from achieving densities at the upper end of the allowable density range.

Residential Districts. The zoning district suffix indicates the allowable base density. One house per lot, plus a second unit, is permitted in the RLD district. In the RMD and RHD districts, multi-family housing is allowed with density determined by the parcel size and the required square footage of lot area per unit. For example, in the RHD-20 district, the allowable base density is 20 units/acre, which requires at least 2,178 square feet of lot area per unit¹⁰. Additional density is possible through density bonus provisions (Chapter 11.4.55 of the Municipal Code).

Other development standards regulate building height, lot size, unit sizes, setbacks, off-street parking, lot coverage, building separation and landscaping (Table IV-4).

¹⁰ One acre contains 43,560 square feet of land. At a ratio of 2,178 square feet of lot area per unit, 20 units per acre would be permitted (2,178 x 20 = 43,560).

Limited Commercial/Residential Medium Density (L-C/RMD) District. The allowable base density for exclusively residential projects in the L-C/RMD district is one unit per 2,500 square feet of lot area (17.4 units/acre) and projects must comply with the development standards of the RHD-20 district. Mixed-use projects allow second floor residential use with a base density of one unit per 2,000 square feet of lot area (21.8 units/acre). For narrow lots (<37.5 feet) there is a 30-foot height limit, while wider lots are allowed a height of 25 feet/2 stories on the front half of the lot and 35 feet/3 stories on the rear half of the lot. Additional height may be allowed at specific locations designated in design guidelines, planned unit developments, or specific plans, or pursuant to density bonus regulations. Development standards for the L-C/RMD district are shown in Table IV-5.

Two additional types of zoning districts, the Planned Development (PD) Overlay District and Specific Plans, allow residential development through discretionary actions.

**Table IV-4
Development Standards for Residential Zoning Districts**

TABLE 11.2.05.015 DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS							
	<i>RLD-9</i>	<i>RLD-15</i>	<i>RMD-18</i>	<i>RHD-20</i>	<i>RHD-33</i>	<i>RHD-46</i>	<i>Supplemental Regulations</i>
Density/Intensity of Use – Lot Dimensions							
Maximum Density	One unit per 5,000 sq. ft. of lot area, plus a "Second Unit"	One unit per 3,000 sq. ft. of lot area, plus a "Second Unit"	One unit per 2,500 sq. ft. of lot area	One unit per 2,178 sq. ft. of lot area	One unit per 1,350 sq. ft. of lot area	One unit per 960 sq. ft. of lot area	See Section 11.4.05.115 for Second Dwelling Unit standards. See Subsection A for Surfside Standards
<i>Maximum Density with State Affordable Housing Bonus (du/ac)</i>							See Chapter 11.4.55: <i>Affordable Housing Bonus</i>
Minimum Lot Area (sq. ft.)							
Interior Lots	5,000	3,000	5,000	2,500	5,000	5,000	
Corner Lots	5,500	3,000	5,500	2,500	5,500	5,500	
<i>Nonresidential Uses</i>	10,000	10,000	10,000	10,000	10,000	10,000	
Minimum Lot Size (ft.)							
Interior Lots	50 x 100	30 x 80	50 x 100	25 x 100	50 x 100	50 x 100	
Corner Lots	55 x 100	35 x 80	50 x 100	25 x 100	55 x 100	55 x 100	
Minimum Floor Area (sq. ft.)							
<i>Primary Dwelling Unit</i>	1,200	1,200 (E)	950	950	950	950	L-1
<i>Efficiency Second Unit</i>	150	150	150	150	150	150	L-1
<i>1-Bedroom Second Unit</i>	400	400	400	400	400	400	L-1

TABLE 11.2.05.015 DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS							
	<i>RLD-9</i>	<i>RLD-15</i>	<i>RMD-18</i>	<i>RHD-20</i>	<i>RHD-33</i>	<i>RHD-46</i>	<i>Supplemental Regulations</i>
Density/Intensity of Use – Lot Dimensions (continued)							
Maximum Floor Area for Second Units							
<i>2+-Bedroom Second Unit</i>	600	600	600	--	--	--	
Maximum Floor Area for Second Units							
<i>Detached Second Unit</i>	800 sq. ft	800 sq. ft	800 sq. ft	--	--	--	
<i>Attached Second Unit</i>	30% of primary unit	30% of primary unit	30% of primary unit	--	--	--	
Maximum Lot Coverage (%)	(B)	67	50	75 (B)	60	80	(B)
Substandard Lot Standards	Yes	Yes	Yes	Yes	Yes	Yes	(C)
Building Form and Location							
Minimum Yards (ft.)							
<i>Front – Minimum</i>	(D)	(E)	Average 12; Minimum 6	Average 12; Minimum 6	18	18	(D)(E); L-3
<i>Interior Side – Minimum</i>	(D)	(E)	10% of lot width; 3 ft. minimum; 10 ft. maximum	10% of lot width; 3 ft. minimum; 10 ft. maximum	10% of lot width; 5 ft. minimum; 10 ft. maximum	10% of lot width; 5 ft. minimum; 10 ft. maximum	(D)(E)
<i>Corner Side – Minimum</i>	15% of lot width; 10 ft. maximum	(E)	15% of lot width; 10 ft. maximum	15% of lot width; 10 ft. maximum	15% of lot width; 10 ft. maximum	15% of lot width; 10 ft. maximum	(E)
<i>Rear</i>	10	(E)	5 ft.; but when abutting an alley 24 ft. minus width of the alley.	24 ft. minus width of the alley.	24 ft. minus width of the alley.	18	(E)
Main Building Envelope							
Flood Zone Heights	Yes	Yes	Yes	Yes	Yes	Yes	(F)
Maximum Height (ft.)	25 (G)	25 (E)	(G)	25	35	35	(G) (E)
Maximum Height of Downslope Skirt Walls (ft.)	6	6	6	6	6	6	(H)
Projections	Yes	Yes (E)	Yes	Yes	Yes	Yes	(I) (E)

TABLE 11.2.05.015 DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS							
	<i>RLD-9</i>	<i>RLD-15</i>	<i>RMD-18</i>	<i>RHD-20</i>	<i>RHD-33</i>	<i>RHD-46</i>	<i>Supplemental Regulations</i>
Main Building Envelope							
Minimum Distance Between Buildings on the Same Lot (ft.)	6	6	6	6	6	10-20	(J)
Minimum Court Dimensions (ft.)	--	--	--	--	15	15	
Building Design							
Exterior Stairways Prohibited	Yes	Yes	Yes	Yes	No	No	L-2
Porches	Yes	--	--	Yes	--	--	(K)
Vehicle Accommodation							
Off-Street Parking and Loading	See Chapter 11.4.20: <i>Off-Street Parking and Loading</i>						
Maximum Number of Curb Cuts for Driveway	1 (L)	1	1	1	1	1	(L)
Maximum Width of Driveway (ft.)	18	--	--	--	--	--	(M)
Limitations on Parking and Garage Frontage	Yes	Yes	Yes	Yes	Yes	Yes	(N)
Landscaping and Open Space							
Minimum Permeable Surface/Maximum Paving in Street – Facing Yards (%)	60/50	60/50	60/50	60/50	60/50	60/50	(O)
Minimum Site Area Devoted to Landscaping (%)	25	15 (E)	15	Yes	15	15	(E), (P); See also Section 11.4.30.015
Planting Required on Downslope Lots	Yes	Yes	Yes	Yes	Yes	Yes	(Q)
Pedestrian Walkways	--	--	Yes	Yes	Yes	Yes	(R)
Other Development Standards							
Accessory Structures	Yes	Yes	Yes	Yes	Yes	Yes	See Section 11.4.05.100
2-Story Cabanas/ Manufactured Homes	--	--	--	--	Yes	--	(S)
Roof Decks	Yes	--	Yes	Yes	Yes	Yes	(T)
Solar Access	Yes	Yes	Yes	Yes	Yes	Yes	See Section 11.4.10.045

TABLE 11.2.05.015							
DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS							
	<i>RLD-9</i>	<i>RLD-15</i>	<i>RMD-18</i>	<i>RHD-20</i>	<i>RHD-33</i>	<i>RHD-46</i>	<i>Supplemental Regulations</i>
Other Development Standards (continued)							
Walls and Fences	Yes	Yes	Yes	Yes	Yes	Yes	See Chapter 11.4.15
<i>General Site Standards</i>	<i>See Chapter 11.4.10: General Site Standards</i>						
Landscaping and Buffer Yards	<i>See Chapter 11.4.30: Landscaping and Buffer Yards</i>						
Signs	<i>See Chapter 11.4.25: Sign Regulations</i>						
Non conforming Structures	<i>See Chapter 11.4.40: Nonconforming Uses, Structures, and Lots</i>						
Coastal Development Permit	<i>See Chapter 11.4.35: Coastal Development Permit</i>						
Reasonable Accommodations	<i>See Chapter 11.5.30: Reasonable Accommodations</i>						
L-1: Second Units are not allowed in the RHD-20 District located in Old Town.							
L-2: Exterior stairways providing access from the ground level and/or the first floor to the second floor or above are prohibited when such stairways are not specifically required by the California Building Code. Exterior stairways may be permitted through the building permit process in the RLD-9 district on properties with a second story kitchen existing as of March 9, 1998. In such a case, a covenant shall be recorded on the title of the property stipulating the property is to be used only as a Single-Unit dwelling. <u>Exception:</u> Exterior stairways may be permitted on Single-Unit dwellings located within identified flood zones upon approval of a Minor Use Permit pursuant to Chapter 11.5.20: <i>Development Permits</i> .							
L-3: Refer to Appendix A – City Council Approved Blanket Setback Variances							

**Table IV-5
Residential Development Standards for Commercial/Mixed-Use Zoning Districts**

DEVELOPMENT STANDARDS – COMMERCIAL AND MIXED-USE DISTRICTS						
	<i>LC/RMD</i>	<i>PO</i>	<i>MSSP</i>	<i>SC</i>	<i>GC</i>	<i>Additional Regulations</i>
Lot Size and Density						
Minimum Lot Size (sq. ft.)	2,500	7,000	2,750	7,000	10,000	
Maximum Floor Area Ratio	0.90	--	--	--	--	
Maximum Residential Density – lot area per unit (sq. ft.)						
<i>Base Density</i>	2,500	--	--	--	--	(A)
<i>Density for Mixed Use Development</i>	2,000	--	--	--	--	(A)
<i>Density – Affordable Housing Bonus</i>	See Additional Regulations	--	--	--	--	See Chapter 11.4.55: Affordable Housing Bonus
Building Form and Location						
Maximum Building Height (ft.)	35	35	30	35	35	(B)
Building Setback on Street Frontages	varies	varies	varies	varies	varies	(C)
Minimum Yard Requirements						
<i>Interior Side</i>	varies	varies	varies	varies	varies	(C)
<i>Rear</i>	varies	varies	varies	varies	varies	(C)
Building Transition Zone Adjacent to R Districts	Yes					(D)
Landscaping and Open Space						
Public Open Space	Yes					(E)
Minimum lot area to be landscaped	5%	10%	0%	10%	10%	See Chapter 11.4.30: Landscaping and Buffer Yards
Minimum required front yard area to be landscaped	60%	--	--	--	--	

	<i>LC/RMD</i>	<i>PO</i>	<i>MSSP</i>	<i>SC</i>	<i>GC</i>	<i>Additional Regulations</i>
Circulation and Parking						
Limitations – Location of Parking	Yes					(F)
Limitations on Curb Cuts	Yes					(G)
Limitations – Location of Truck Docks; Loading and Service Areas	Yes					(H)
Off-Street Parking and Loading	Yes					See Chapter 11.4.20: <i>Off-Street Parking and Loading</i>
Reduced Parking Requirements	Yes					See Chapter 11.4.20: <i>Off-Street Parking and Loading</i>
Building Design						
Building Orientation	Yes					(I)
Design Provisions	--	--	Yes	--	--	(J)
Special Requirements for Residential Development						
Open Space (sq. ft. per unit)	100	--	--	--	--	(K)
Side and Rear Yard Setbacks	Yes	--	--	--	--	(L)
Other Applicable Development Standards						
Consistency with Council Adopted Design Guidelines, Area Plans, or Specific Plans						(M)
Pedestrian Access to Buildings Setback from the Street						(N)
Projections in to Required Yards						(O)
General Site Standards	See Chapter 11.4.10: <i>General Site Standards</i>					
Fencing	See Chapter 11.4.15: <i>Fences, Hedges, and Walls</i>					
Parking and Loading	See Chapter 11.4.20: <i>Off-Street Parking and Loading</i>					
Signs	See Chapter 11.4.25: <i>Sign Regulations</i>					
Landscaping and Buffer Yards	See Chapter 11.4.30: <i>Landscaping and Buffer Yards</i>					
Coastal Development Permit	See Chapter 11.4.35: <i>Coastal Development Permit</i>					
Non-conforming Structures and Lots	See Chapter 11.4.40: <i>Non-conforming Uses, Structures, and Lots</i>					

Planned Development (PD) Overlay District

The purpose of the Planned Development Overlay District (-PD) is to provide for detailed review of development that warrants special review and deviations from underlying development standards. This overlay district is also intended to provide opportunities for creative development approaches that will achieve superior design solutions to that which would be possible if the project were built in full compliance with the required standards of the base district, and will not cause a significant adverse impact on residences to the side, rear, or directly across a street with respect to solar access, privacy and compatibility. Currently there is only one area of the city within a PD overlay – Leisure World.

The land use and density requirements within a -PD Planned Development Overlay District shall be those of the underlying base district. An application for a Planned Development and any amendment to the Plan shall be processed in accordance with the procedure for conditional use permits.

The City Council may approve a Planned Development Plan that deviates from the minimum lot area, yard requirements, building heights, and other physical development standards defined in the base district, while ensuring compliance with the land use and density requirements of the base district. Physical development standards may be modified if the Planned Development Plan includes examples of superior community design, environmental preservation and/or public benefit amenities.

Prior to submitting an application for a Planned Development Plan an applicant proposing a project over one acre in gross area or that includes publicly-owned land is required to schedule a pre-application study session with the Planning Commission to discuss the general acceptability of the project proposal, issues that need to be addressed, and the need, if any, for any interagency coordination. This preliminary consultation helps to streamline the development review process by identifying issues early in the planning process.

Findings for Approval. The City shall approve a PD Overlay District Zoning Map Amendment and Planned Development Plan only if all of the following findings are made:

- A. The project meets all of the findings required for a conditional use permit pursuant to Section 11.5.20.020: *Required Findings* and the finding that the approved plan is consistent with the purposes of the district where it is located and conforms in all significant respects with the General Plan and any specific plan.
- B. Development within the PD Overlay District is demonstratively superior to the development that could occur under the standards applicable to the underlying base district and will achieve superior community design, environmental preservation, and/or substantial public benefit. In making this determination, the following factors shall be considered:
 1. Appropriateness of the use(s) at the proposed location.
 2. The mix of uses, housing types, and housing price levels.

3. Provision of units affordable to persons and families of low and moderate income or to lower income households.
4. Provision of infrastructure improvements.
5. Provision of open space.
6. Compatibility of uses within the development area.
7. Quality of design, and adequacy of light and air to the interior spaces of the buildings.
8. Overall contribution to the enhancement of neighborhood character and the environment of Seal Beach in the long term.
9. Creativity in design and use of land.

Because the PD overlay district creates additional options for projects within the overlay, it does not pose a constraint to residential development.

Specific Plans

Chapter 11.3.25 of the Zoning Code allows the adoption of specific plans pursuant to state law. Only the Hellman Ranch specific plan allows residential use, and is fully developed.

Effects of Zoning Regulations on the Provision of Low- and Moderate Income Housing

Zoning regulations have a considerable effect on the development of low- and moderate-income housing. In urban areas, and particularly coastal jurisdictions, high land costs can make affordable housing infeasible without large public subsidies.

In 2004 state law was amended (AB 2348) to identify “default densities” that are considered suitable for lower-income housing. For small metropolitan jurisdictions such as Seal Beach, the default density is 20 units/acre. All of the Residential High Density (RHD) zoning districts allow densities of 20 units/acre or more.

Development standards in the RHD districts allow projects to be built at or near the maximum densities. Height limits are 25 feet in the RHD-20 district and 35 feet in the RHD-33 and RHD-46 districts, which allow 2- and 3-story structures, respectively. Other development standards such as setbacks and lot coverage are typical for the allowable densities. These regulations help to facilitate the production of low- and moderate-income housing.

During the recent comprehensive Development Code update process architects and builders indicated that development standards do not pose any significant constraints to achieving maximum allowable densities. However, nearly all residentially-zoned land is developed, and there is limited capacity for additional housing on these properties. As discussed in Chapter III, the greatest potential for additional residential development is within underutilized commercial areas.

Local Coastal Program

Seal Beach does not currently have an approved Local Coastal Program (LCP). As a result, all projects located within the portion of the city that is within the Coastal Zone are subject to review by the California Coastal Commission. This additional requirement represents an impediment to housing development within the Coastal Zone. To address this issue, the City is currently working on the preparation of an LCP. An Ad Hoc General Plan/LCP Committee has been established to provide guidance to staff in this effort. Program 3e in Chapter V describes the City's efforts toward the completion of the LCP during the current planning period.

c. Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, the elderly, persons needing emergency shelter, transitional or supportive living arrangements, and single room occupancy units. The City's provisions for these housing types are discussed below. Many of these households also fall into the extremely-low-income category.

Definition of "Family"

The Municipal Code defines "family" as *"1 or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Members of a "family" need not be related by blood but are distinguished from a group occupying a hotel, club, fraternity or sorority house."* This definition is consistent with current law.

Group Homes

The Municipal Code defines Group Home as:

"A dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour non-medical care of unrelated persons who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Includes: children's homes; orphanages; rehabilitation centers; self-help group homes. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of Medical Services - Extended Care."

Group homes are permitted in the RHD district subject to approval of a Minor Use Permit by the Planning Commission. There are no separation requirements for group homes.

Residential Care Facilities

The Municipal Code allows facilities that are licensed by the State of California to provide permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living

quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug additions. This category excludes transitional housing and community social service facilities. (§ 11.4.85.020.N)

Three types of residential care facilities are recognized in the Code:

1. Residential Care, General. A residential care facility providing 24-hour non-medical care for more than 6 persons in a single unit in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California.

These facilities are conditionally permitted in the PO, (Professional Office), SC (Service Commercial) and GC (General Commercial) districts.

2. Residential Care, Limited. A residential care facility providing 24-hour non-medical care for 6 or fewer persons in a single unit, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California. Under state law, a state-licensed residential care facility with 6 or fewer persons is considered a residential use and is permitted subject to the same regulations as other residential uses of the same type in the same zone. This classification includes residential care facilities restricted to persons 60 years of age or older if there are 6 or fewer residents. Six or fewer persons does not include the licensee or members of the licensee's family or persons employed as facility staff.

Under the current Municipal Code, these facilities are permitted by-right in the RHD (Residential High Density) district and conditionally permitted in the PO, SC and GC districts. In conformance with state law, Program 5d is included in the Housing Action Plan (Chapter V) to process a Code amendment to clarify that state-licensed residential care facilities for 6 or fewer persons are treated as single-family uses.

3. Residential Care, Senior. A housing arrangement chosen voluntarily by the resident, the resident's guardian, conservator or other responsible person; where residents are 60 years of age or older and where varying levels of care and supervision are provided as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal. Any younger residents must have needs compatible with other residents, as provided in Health & Safety Code §1569.316 or a successor statute. This classification includes continuing care retirement communities and lifecare communities licensed for residential care by the State of California. These facilities are conditionally permitted in the PO, SC and GC districts.

The Special Use provisions of the Municipal Code recognize the following specific types of Residential Care Facilities for the Elderly (RCFE) projects:

Assisted Living Facility: a residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted Living Facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted Living Facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services.

Independent Living Center/Senior Apartment: independent living centers and senior apartments and are multi-family residential projects reserved for senior citizens, where common facilities may be provided (for example, recreation areas), but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.

Life Care Facility: sometimes called "Continuing Care Retirement Communities", or "Senior Continuum of Care Complex", these facilities provide a wide range of care and supervision, and also provide health care (skilled nursing) so that residents can receive medical care without leaving the facility. Residents can expect to remain, even if they become physically incapacitated later in life. Life Care Facilities require multiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

Development Standards for Residential Care Facilities

Residential care facilities in a residential district must maintain a minimum distance of 300 feet from another such facility. Facilities in all districts must comply with development standards for landscaping, walls, traffic level of service, passenger loading, and delivery hours. (§11.4.05.105) These regulations are consistent with state law and do not pose a significant constraint to their development.

In conformance with state and federal fair housing law, Program 5e has been included in the Housing Action Plan (Chapter V) to revise zoning regulations to allow senior apartments and independent living center facilities subject to the same standards and procedures as non-age restricted residential uses.

Reasonable Accommodation for Persons with Disabilities

State law requires that local housing elements "shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities." (Government Code §65583(c)(3)).

Chapter 11.5.30 of the Seal Beach Municipal Code (Reasonable Accommodations) provides standards and procedures for ensuring compliance with state law. The ordinance includes the following provisions:

- Application procedures, including the accommodation requested and the basis for the request

- No fee is charged for a Reasonable Accommodation application
- Concurrent processing may be requested by an applicant when another discretionary permit is also required
- Decision by the Planning Commission subject to the notice, review, approval, and appeal procedures prescribed for a conditional use permit
- Required findings for approval as follows:
 1. The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws.
 2. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.
 3. The requested accommodation will not impose an undue financial or administrative burden on the City as "undue financial or administrative burden" is defined in fair housing laws and interpretive case law.
 4. The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning program, as "fundamental alteration" is defined in fair housing laws and interpretive case law.
 5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

These provisions are consistent with federal and state law and do not pose a constraint to reasonable accommodation for persons with disabilities.

Emergency Shelters

California *Health and Safety Code* (§50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

The Seal Beach Municipal Code defines "Community Social Service Facilities" as "*Any noncommercial facility, such as homeless shelters, emergency shelters and facilities providing social services such as job referral, housing placement and which may also provide meals, showers, and/or laundry facilities, typically for less than 30 days. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes transitional housing facilities that provide living accommodations for a longer term.*" (§ 11.4.85.020.D)

Community Social Service Facilities are permitted in the RHD, PO, SC and GC districts subject to approval of a conditional use permit by the Planning Commission. SB 2 of 2007 strengthened the planning requirements for emergency shelters and transitional/supportive housing. For jurisdictions with an unmet need, emergency shelters must be allowed by-right in at least one zoning district. Program 1d is included in the

Housing Action Plan (Chapter V) to ensure compliance with the requirements of SB2. A Zoning Code Amendment will be processed to identify at least one zoning district where emergency shelters are permitted by-right subject to specific development standards in conformance with the provisions of SB 2. Based on a preliminary assessment, the City has identified the Boeing Specific Plan zone as the appropriate district where emergency shelters may be established by-right. Sites within this specific plan are located within walking distance of services and employment centers and are served by public transportation. This specific plan encompasses approximately 107 acres of land, which includes two underutilized parking lots in two parcels of approximately 16 and 12 acres that are suitable for shelters.

While the Boeing Specific Plan zone has been identified on a preliminary basis, as part of the public review and Code amendment process the City Council may identify a different district that is deemed more appropriate for emergency shelters. The proposed Code amendment will include the analysis and findings required by SB 2.

Transitional and Supportive Housing

Transitional/supportive housing is normally temporary housing (generally six months to two years) for an individual or family who is transitioning to permanent housing. This type of housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living.

Municipal Code §11.4.85.015.E defines "Transitional Housing" as *"Establishments providing temporary housing in a structured living environment and where residents have access to various voluntary support services, such as health, mental health, education and employment/training services to obtain skills necessary for independent living. Living accommodations are shared living quarters with or without separate kitchen or bath facilities for each room or unit. The occupancy period shall be at least 30 days. This category excludes temporary housing that does not include support services and community social service facilities such as emergency shelters."*

SB 2 of 2007 requires that transitional/supportive housing be treated as a residential use subject to the same standards and requirements as other residential uses of the same type in the same zone. The Housing Action Plan (Chapter V) includes Program 1d to amend the Zoning Code regulations pertaining to transitional and supportive housing in conformance with SB 2.

Single Room Occupancy

Single-room-occupancy (SRO) facilities are small studio-type units intended for one or two persons. SROs can provide an affordable housing option for small households with very low or extremely low incomes. The Zoning Ordinance does not currently contain a definition or regulations for the type of housing. Program 3d is included in the Housing Action Plan (Chapter V) to amend the Zoning Code to identify districts where SROs are permitted and provide specific, objective development standards for this type of use.

d. Off-Street Parking Requirements

Regulations for Off-Street Parking and Loading are provided in Chapter 11.4.20 of the Municipal Code. The City’s parking requirements for residential uses vary by residential type. Single-family dwellings require two garage parking spaces per unit with up to 5 bedrooms, three spaces for homes with 6 bedrooms, plus one additional space for each bedroom over 6. In Surfside and in the RLD-9 and RHD-20 districts, the required number of spaces may be reduced by one space if suitable driveway parking is available.

Multi-family dwellings require two covered parking spaces plus one uncovered guest spaces for each seven units. The parking requirements are summarized in Table IV-6.

A reduction in required parking can be approved through the CUP process (Section 11.4.20.020.B). In order to enhance the development feasibility of small apartments, Program 3f is included in the Housing Action Plan (Chapter V) to reduce the required off-street parking for studio and one-bedroom apartments to one space when the units are reserved for low- or moderate-income households.

**Table IV-6
Residential Parking Requirements**

Type of Unit	Minimum Parking Space Required
Attached or Detached Single-Family Dwellings	2 spaces per dwelling unit for each unit with up to 5 bedrooms. 3 spaces per dwelling for each unit of 6 bedrooms or more plus 1 additional space for each bedroom above 6 total bedrooms in the dwelling unit All required spaces must be located in a garage except that parking for single-unit dwellings with 6+ bedrooms in Surfside and in the RLD-9 and RHD-20 districts may be reduced by one space if driveway parking is available.
Multi-Family Units	2 spaces per dwelling unit plus 1 guest space for every 7 units All spaces except guest spaces must be located in a garage or carport.
Second units	1 space for an Efficiency Second Unit and 1 space per bedroom for non-Efficiency Second Units. At least one space must be covered.

Source: Seal Beach Zoning Ordinance, Table 11.4.20.015.A.1

e. Second Units

Second units are regulated by §11.4.05.115 of the Municipal Code, which is intended to comply with state law governing second units (Government Code §65852.150 and §65852.2) or any successor statutes. Second units that comply with applicable standards are approved ministerially without discretionary review or public hearing.

Second Dwelling Units may be established on any lot in the RLD-9, RLD-15 district, and in the RMD and RHD zones, excluding Old Town, where a primary single-unit dwelling has been previously established or is proposed to be established in conjunction with construction of a second unit. Only one Second Dwelling Unit is permitted per primary single-unit dwelling on the same lot. A legal single-unit dwelling (the "Primary Dwelling Unit") must exist on the lot or must be constructed on the lot in conjunction with the construction of the Second Dwelling Unit. A Second Dwelling Unit shall provide independent living facilities for one or more persons and include permanent provisions for living, sleeping, eating, cooking, and sanitation.

The maximum and minimum floor areas of a Second Dwelling Unit are set forth in Table IV-7 and range from a minimum of 150 square feet to a maximum of 800 square feet or 30% of the primary unit. Program 1c in the Housing Action Plan addresses the issue of second units in conformance with state law.

**Table IV-7
Second Dwelling Unit Floor Area**

Type of Second Unit	Area (Square Feet)
Maximum Floor Area	
Detached	800
Attached	30% of primary unit
Minimum Floor Area	
Efficiency	150
1-bedroom	400
2-bedroom	600

Source: Seal Beach Zoning Ordinance, Table 11.4.05.115.E

Second Dwelling Units must comply with the same height, setback, lot size, lot coverage, and other applicable zoning requirements as apply to the Primary Dwelling Unit. A Second Dwelling Unit must have an outdoor entrance separate from the primary dwelling. In order to maintain the single-unit residential character of the street, the entrance to the Second Dwelling Unit must be located so that it is not visible from the public right-of-way. A minimum of one covered parking space is required for each Second Dwelling Unit. No Second Dwelling Unit is allowed unless the primary dwelling is also in compliance with all applicable parking requirements of this Zoning Code. Either the primary unit or the Second Dwelling Unit must be occupied by the property owner, and the Second Dwelling Unit may not be sold separately from the Primary Dwelling Unit.

Second Dwelling Units serve to augment resources for senior housing, or other low- and moderate-income segments of the population. The City's regulations are consistent with state law and serve to facilitate this type of housing. No Second Dwelling Unit permits have been requested in recent years.

f. Density Bonus

Under current State density bonus law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. Chapter 11.4.55 of the Municipal Code ("Affordable Housing Bonus") sets forth regulations and procedures for providing density bonus or other incentives in compliance with state law (Government Code §65915 et seq.). Where conflict occurs between the provisions of Municipal Code and State law, the State law provisions shall govern. No requests for density bonus have been sought in recent years. Program 2a in the Housing Action Plan addresses the issue of density bonus in conformance with state law.

g. Mobile Homes/Manufactured Housing

The manufacturing of homes in a factory is typically less costly than the construction of individual homes on site thereby lowering overall housing costs. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code. A city or county may, however, require use permits for mobile home parks.

Regulations governing manufactured housing are provided in §11.4.05.075 of the Municipal Code and in state regulations (Title 25, California Code of Regulations). A manufactured home shall constitute a permitted use in all residential districts, provided that any such manufactured home is certified under the standards set forth in the National Manufactured Housing Construction and Safety Standards Act of 1976 (42 USC 5401 et. seq.), as amended at the time of any application for placement of such manufactured home. The City's development standards for mobile homes do not present an unreasonable constraint to this type of development.

Mobile home parks are regulated under the Residential High Density (RHD) provisions of the Code. There is one mobile home park in Seal Beach (Seal Beach Shores Trailer Park). In 2000 the Redevelopment Agency issued bonds to allow for LINC Housing, a 501(c)(3) non-profit agency to acquire and manage the park. In 2009 the ownership of the park was transferred to Seal Beach Shores, Inc, a resident-owned 501(c)(3) non-profit entity.

The City recognizes this mobile home park for its contribution to affordable housing. As noted in Chapter III, the Redevelopment Agency has provided rental assistance and rehabilitation loans and grants to residents of the Seal Beach Shores Trailer Park in order to maintain this important supply of affordable housing in the city. Programs 2d, 3c and 4a support continued affordability and rehabilitation activities in this park.

h. Condominium Conversions

The conversion of apartments to condominiums is regulated by Chapter 11.4.80 of the Municipal Code for all areas of Seal Beach except Leisure World. Key requirements that must be satisfied are summarized as follows:

- Approval of a Conditional Use Permit and a subdivision map.
- Each building as of the date of conversion shall comply with all applicable requirements of the Municipal Code, and the goals and policies of the General Plan, except where the building is nonconforming in compliance with Chapter 11.4.40: Nonconforming Uses, Structures, and Lots.
- Condominium conversions shall observe the following standards for density.
 - RMD-18 District: 2,500 sq. ft. of land per dwelling unit.
 - RHD-20 District: 2,178 sq. ft. of land per dwelling unit.
 - RHD-33 District: 1,350 sq. ft. of land per dwelling unit.
 - RHD-46 District: 960 sq. ft. of land per dwelling unit.
- Separate space heating, water heating, and metering/shutoff valves for water, gas, and electricity for each unit.
- All common attic areas over individual dwelling units shall be separated by sound-rated assemblies and access to each attic space shall be provided in compliance with the California Building Code.
- Tenant's Right to Purchase. As provided in Government Code 66427.1.D., any present tenant of any unit shall be given a nontransferable right of first refusal to purchase the unit occupied at a price no greater than the price offered to the general public. The right of first refusal shall extend for at least 90 days from the date of issuance of the subdivision public report or commencement of sales, whichever date is later.
- Each non-purchasing tenant not in default under the obligations of the rental agreement or lease under which he occupies his unit shall have not less than 180 days from the date of receipt of notification from the owner of his intent to convert, or from the filing date of the final subdivision map, whichever date is later, to find substitute housing and to relocate. Once notice of intent to convert is served to a tenant, any existing long-term lease agreement may be rescinded by the tenant without penalty. Notification of such termination shall be submitted in writing to the landlord 30 days prior to the termination of the lease.
- From the date of approval of the Tentative Map until the date of conversion, no tenant's rent shall be increased more frequently than once every 6 months, and at a rate not greater than 50% of the rate of increase in the Consumer Price Index (all items, Los Angeles-Long Beach), on an annualized basis, for the same period. This limitation shall not apply if rent increases are provided for in leases or contracts in existence prior to the filing date of the Tentative Map.

- The subdivider shall provide moving expenses of 2.0 times the monthly rent, but in no case less than \$3,000.00, to any tenant who relocates from the building to be converted after approval of the condominium conversion by the City, except when the tenant has given notice of his intent to move prior to receipt of notification from the subdivider of his intent to convert.

When a condo conversion is permitted, the increase in the supply of less expensive for-sale units helps to compensate for the loss of rental units. No requests for condo conversions have been filed in recent years. Program 4b calls for the continuation of the City’s condo conversion ordinance.

i. Building Codes and Enforcement

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City’s building codes are based upon the 2011 California Building, Plumbing, Mechanical, Electrical and Fire Codes. Local amendments to the state code have been adopted to require fire sprinklers for some residential construction.

2. Development Processing Procedures

a. Residential Permit Processing

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process to minimize the time required to obtain permits while ensuring that projects receive an appropriate level of review.

Table 11.5.05.025, *Review Authority*, identifies the City official or body responsible for reviewing and making decisions on each type of application, land use permit, and other entitlements required by the Zoning Code. Three levels of review are identified: the Community Development Director, Planning Commission and City Council. The typical planning approvals and their respective level of review are as shown in Table IV-8.

**Table IV-8
Residential Permit Review Authority**

Permit Type	Director	Planning Commission	City Council
Development Permit	Decision	Appeal	Appeal
Minor Use Permit		Decision	Appeal
Conditional Use Permit		Decision	Appeal
Subdivision maps		Recommendation	Decision

Source: Seal Beach Zoning Ordinance, Table 11.5.05.025

As described previously in Table IV-3, all conventional residential uses, including multi-family apartments, are permitted by-right with no discretionary review. These uses only require review of project plans by the Director of Development Services to ensure conformance with applicable regulations and development standards. No public hearing is required. The typical time required to process these approvals is 30 days.

Required findings for a Director's development permit approval are as follows:

1. The proposed use and structure conforms with the provisions of the Zoning Code;
2. The proposed use and structure are compatible with uses and structures in the immediate neighborhood;
3. The plans provide protection to adjacent structures from noise, vibration and other undesirable environmental factors;
4. Proposed lighting is directed inward and downward to reflect light away from adjoining properties;
5. The following are designed to avoid traffic congestion, protect pedestrian and vehicular safety and welfare and eliminate any adverse effect on surrounding property:
 - a. Structures and improvements;
 - b. Vehicular ingress and egress and internal circulation;
 - c. Setbacks;
 - d. Height of buildings;
 - e. Walls; and
 - f. Landscaping.

A Minor Use Permit (MUP) is required for Group Housing in the RHD district. A MUP is reviewed and approved by the Planning Commission. The typical time required to process a Minor Use Permit is 45 days.

A Conditional Use Permit (CUP) is required for Senior Citizen Housing in the RHD district. A CUP is reviewed and approved by the Planning Commission. The typical time required to process a CUP is 45 days.

A MUP or CUP shall only be granted if the reviewing body finds, based upon evidence presented at the hearing, that the proposal conforms to all of the following criteria as well as to any other special findings required for approval of use permits in specific zoning districts:

1. The proposal is consistent with the General Plan and with any other applicable plan adopted by the City Council;
2. The proposed use is allowed within the applicable zoning district with use permit approval and complies with all other applicable provisions of the Municipal Code;

3. The site is physically adequate for the type, density and intensity of use being proposed, including provision of services, and the absence of physical constraints;
4. The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect uses and properties in the surrounding neighborhood; and
5. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the health, safety, or welfare of persons residing or working in the vicinity of the proposed use.

There are no design review requirements in the city.

b. Environmental Review

Environmental review is required for all developments meeting the definition of “projects” under the California Environmental Quality Act (CEQA). Seal Beach has a number of environmental and development constraints due to its sensitive environmental resources and coastal location. Because of these environmental constraints, larger residential projects have typically required the preparation of Environmental Impact Reports (EIRs).

Under state law, an EIR is required for any development that has the potential of creating significant impacts that cannot be mitigated, which is typical of large projects. Some residential projects are either Categorically Exempt or require only an Initial Study and Negative Declaration. A Negative Declaration typically takes four to six weeks to prepare, depending on complexity of the project and required technical studies, followed by a state-mandated public review period. Categorically Exempt developments require a minimal amount of time. As a result, environmental review does not pose a significant constraint to housing development in the city.

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. Development fees will vary from project to project depending on the specific characteristics. Table IV-9 summarizes the development fees for typical single-family and multi-family projects.

**Table IV-9
Planning and Development Fees**

Fee Category	Fee or Deposit Amount
Planning and Application Fees¹	
Pre-Application Review	\$100 deposit
Parcel Map	\$750 deposit
Tentative Tract Map	\$2,000 deposit
Vesting Tentative Tract Map	\$2,000 deposit
Minor Site Plan Review	\$150 deposit
Major Site Plan Review	\$750 deposit
Conditional Use Permit	\$750 deposit
Environmental Review¹	
Initial Study (review and preparation)	\$2,500 deposit
Environmental Impact Report (review) ²	\$10,000 deposit
Regional Development Impact Fees³	
Water connection fees ⁴	\$3,873
Sewer connection fees	\$1,835
Road fees (per unit)	\$783 (condo) \$953 (apartment) \$1,452 (single-family house)
Est. total fee % of total development cost ⁵	SF – 3% MF – 5%

Source: City of Seal Beach Development Services Department, 2011

Notes:

1. Items with deposits are based on actual processing costs which may exceed initial deposit amount.
2. Applicant is required to reimburse City for consultant costs.
3. Impact Fees are imposed by regional agencies and vary by location
4. Assuming 1" water service line
5. Assumes development cost of \$600,000 for SF and \$300,000 for MF

The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule. A fee study is currently underway and is expected to be completed in 2012.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

A typical local street requires a 60-foot right-of-way, with two 12-foot travel lanes. The City's road standards are typical for cities in Orange County and do not act as a

constraint to housing development. Table IV-10 illustrates the City's road improvement standards.

**Table IV-10
Road Improvement Standards**

Roadway Designation	Number of Lanes	Right-of-Way Width	Curb-to-Curb Width
Principal Arterial	8	140'	120'
Major Arterial	6	120'	102'
Primary Arterial	4	100'	84'
Secondary Arterial	4	80'	64'
Local Street	2	60'	36'

Source: City of Seal Beach Public Works Department

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act).

The most noteworthy environmental constraints in Seal Beach are seismicity and soil stability related to a shallow groundwater. The Newport-Inglewood fault runs through the city. Since the city's topography is relatively gentle, steep slopes and landslides are not a major concern.

The City's land use plans have been designed to protect sensitive areas from development, and also to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies. In Southern California, nearly all development projects face potential community-wide environmental constraints such as traffic, noise and air quality impacts, in addition to site-specific constraints. None of the sites identified in the land inventory (Appendix B) have site-specific environmental constraints that would preclude the assumed level of development.

2. Infrastructure Constraints

Seal Beach is almost completely “built out” and necessary infrastructure such as water, wastewater and drainage systems are in place. The amount of new development projected to occur during the planning period is relatively small, and there are no known limitations that would preclude the anticipated level of development.

The City’s Capital Improvement Program (CIP) contains a schedule of public improvements including streets and other public works projects to facilitate the continued build-out of the City’s General Plan. The CIP helps to ensure that construction of public improvements is coordinated with development.

3. Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and the recent downturn in the housing market has affected land values. Changes in land prices reflect the cyclical nature of the residential real estate market. The high price of land throughout Orange County poses a significant challenge to the development of lower-income housing, although it is unclear to what extent the current downturn will affect long-term land prices. Density affects development feasibility by determining the land cost per unit. As discussed in the Governmental Constraints section of this chapter, allowable multi-family residential densities in Seal Beach are sufficient to facilitate development of affordable housing.

4. Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Seal Beach are not substantially different than most other cities in Orange County. In recent years, construction costs for materials and labor have increased at a slightly higher pace than the general rate of inflation according to the Construction Industry Research Board.

5. Cost and Availability of Financing

The crisis in the mortgage industry during the past few years will affect the availability and cost of real estate loans, although the long-term effects are unpredictable. It is clear that one of the primary factors contributing to real estate recession was the lending policies of “sub-prime” mortgage brokers who approved loans for borrowers without sufficient equity and ability to repay the loans. As a result of these practices, there has been a significant rise in foreclosure rates, and changes in mortgage underwriting standards is likely to have greater impacts on low-income families than other segments of the community.

C. Fair Housing

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area (“redlining”). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it would not appear that redlining is practiced in any area of the city.

State law also prohibits discrimination in the development process or in real property transactions, and it is the City’s policy to uphold the law in this regard. The City also provides financial support to the Orange County Fair Housing Council through its CDBG program and is an active participant in fair housing activities (see Program 5a in Chapter V – Housing Action Plan).

V. HOUSING ACTION PLAN

This chapter of the Housing Element sets forth the City's goals, policies and programs to address the previously identified existing, future and special housing needs of Seal Beach residents. Quantified housing objectives that the City anticipates achieving over the next five years are also included. This Housing Strategy represents a continuing evolving effort on the part of the City to facilitate the provision of housing for all economic segments of the population, to improve the quality of existing housing, and to maintain the condition and affordability of the existing housing stock. Table V-1 at the end of this chapter provides a summary of the housing programs contained in this strategy specifying the five-year objectives, time frame for implementation, source of funding, and responsible agencies. Table V-2 provides a summary of the City's quantified housing objectives over the 2008-2014 period.

A. Housing Goals, Policies and Programs

A sound basis for any plan of action is a set of well-defined goals and policies to express the desires and aspirations of the community. The City has established the following housing goals:

- Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.
- Maintain and enhance the quality of existing residential neighborhoods.
- Promote equal housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, or familial status.
- Encourage more efficient energy use in residential developments.

Goal 1: **Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents**

Policy 1a: Provide adequate sites for a variety of housing types through the Land Use Element of the General Plan and the Zoning Ordinance, while ensuring that environmental and infrastructure constraints are addressed.

Policy 1b: Where appropriate, encourage the redesignation of vacant and underutilized non-residential land to residential uses with appropriate densities to facilitate the development of a variety of housing types to address the housing needs of all economic segments of the population.

- Policy 1c:** Encourage the infilling of vacant residential land.
- Policy 1d:** Encourage the recycling of underutilized residential land, where such recycling is consistent with established land use plans.
- Policy 1e:** Provide compatibility of residential uses with surrounding uses through the separation of incompatible uses, construction of adequate buffers, and other land use controls.
- Policy 1f:** Improve all residential environments through the provision of adequate public facilities and services, including streets and parks, as well as water, sewer, and drainage systems.
- Policy 1g:** Provide for adequate, freely accessible open space within reasonable distances of all community residents.

Program 1a: Provision of Adequate Sites for New Construction through the General Plan and Zoning Ordinance

The Land Use Element of the Seal Beach General Plan designates land within the city for a variety of residential types and densities ranging from 9 to 46 units per acre. The land use designations are implemented through the Zoning Ordinance. The City is a fully urbanized community with little vacant land remaining to accommodate future residential growth. In order to make adequate sites available to accommodate the City's remaining fair share of regional housing need, the following objectives are established.

2008-2014 Objectives:

1. By June 2012 the City will initiate General Plan and zoning amendments and related environmental analysis for a parcel or parcels totaling between 0.58 and 0.95 developable acres for multi-family development at a density of 20 to 33 units/acre to accommodate the shortfall of 19 lower-income housing units during the planning period. The parcel(s) to be rezoned will be selected from the list of potential sites identified in Table B-3.
2. By January 2013, following completion of the site evaluation and environmental analysis, General Plan and zoning amendments will be adopted to allow development of at least 19 multi-family units during this planning period. The rezoned site(s) will permit a minimum density of 20 units/acre, will accommodate at least 16 units per site, and will include development standards that encourage and facilitate multi-family development by-right (i.e., without a conditional use permit, planned development permit, or other discretionary action). At least 50% of the lower-income need (i.e., 10 units) will be accommodated on sites

designated exclusively for residential use. The rezoned site(s) will be located in proximity to employment opportunities and transit if feasible.

3. In order to enhance the feasibility of affordable housing development, the City will offer incentives and concessions such as expedited processing, administrative assistance with applications for funding assistance, and modified development standards.

4. The City will report its progress in implementing this program to HCD on an annual basis, pursuant to *Government Code* §65400.

5. The City shall comply with the “no net loss” provisions of *Government Code* §65863 through the implementation of an ongoing project-by-project evaluation process to ensure that adequate sites are available to accommodate the City’s RHNA share throughout the remainder of the planning period. The City shall not reduce the allowable density of any site in its residential land inventory, nor approve a development project at a lower density than assumed in the land inventory, unless both of the following findings are made:

a) The reduction is consistent with the adopted General Plan, including the Housing Element; and

b) The remaining sites identified in the Housing Element are adequate to accommodate the City’s share of regional housing need pursuant to *Government Code* §65584.

If a reduction in residential density for any parcel would result in the remaining sites in the Housing Element land inventory not being adequate to accommodate the City’s share of the regional housing need pursuant to Sec. 65584, the City may reduce the density on that parcel if it identifies sufficient additional, adequate and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.

Program 1b: Land Use Compatibility

A goal of the City is to create and maintain desirable living areas for residents by physically separating or otherwise protecting residential neighborhoods from incompatible uses. This program will be implemented through the review of proposed amendments to the General Plan and zoning regulations, and through the review of discretionary permit applications.

2008-2014 Objectives:

- Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses.

Program 1c: Second Units

The City permits the construction of second units on existing residential lots consistent with state law. Second units provide for alternative housing arrangements for single, elderly, and other households, many of which may have very-low or extremely-low incomes.

2008-2014 Objectives:

- Continue to allow for the development of second units consistent with state law and the Municipal Code.

Program 1d: Emergency Shelters and Transitional/Supportive Housing

Senate Bill 2 of 2007 strengthened planning requirements for emergency shelters and transitional/supportive housing. The City will amend the Municipal Code within one year of Housing Element adoption in compliance with SB 2, including specific development standards that will apply to emergency shelters, and clarification that transitional/supportive housing is a residential use subject to the same standards as other residential uses of the same type in the same zone. At this time, the City is evaluating the suitability of the Boeing Specific Plan zone to accommodate an emergency shelter by-right. This zone encompasses approximately 107 acres and is served by bus routes and commercial services. However, as part of the Code amendment public review process the City Council may determine that another zone is better suited for this purpose. Any alternate zone that may be determined to be better suited for emergency shelters shall comply with the requirements of SB 2. As part of the Municipal Code amendment, appropriate findings and development standards will be adopted to encourage and facilitate development of an emergency shelter in compliance with SB 2.

2008-2014 Objectives:

- Amend the Development Code in conformance with SB 2 to establish development standards for emergency shelters and transitional/supportive housing within one year of Housing Element adoption.

Program 1e: Innovative Land Use and Construction Techniques

Construction and land costs represent the most important factors in determining the cost of housing in a community. Innovative land use techniques such as small lot, planned unit developments and mixed use, as well as innovative construction techniques including manufactured or factory built housing can help reduce the cost of housing.

2008-2014 Objectives:

- Continue to encourage the use of innovative land use techniques and construction methods to minimize housing costs provided that basic health, safety, and aesthetic considerations are not compromised. Encourage the use of planned unit developments, mixed use, and alternative construction methods. The City will provide flexibility in development standards and siting requirements to minimize development costs.

Program 1f: Provision of Adequate Public Facilities and Services

New residential developments bring new residents to the City, placing an increased demand on public facilities and services. To adequately serve its existing and future residents, the City must ensure that new residential developments are provided with adequate public facilities and services.

2008-2014 Objectives:

- Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public facilities and services.

Goal 2: Assist in the development of adequate housing to meet the needs of low- and moderate-income households

- Policy 2a:** Expand housing opportunities for households with special needs, such as the elderly, disabled, large households, female-headed households, and the homeless.
- Policy 2b:** Provide incentives for and otherwise encourage the development of new affordable housing for low- and moderate-income households, including extremely-low-income persons.
- Policy 2c:** Investigate and pursue programs and funding sources designed to expand housing opportunities for low- and moderate-income households, including the elderly and disabled.
- Policy 2d:** Direct the construction of low- and moderate-income housing to sites that are:
- located with convenient access to schools, parks, public transportation, shopping facilities, and employment opportunities;
 - adequately served by public utilities;
 - adequately served by police and fire protection;

- compatible with surrounding existing and planned land uses;
- minimally impacted by noise, flooding, or other environmental constraints; and
- outside of areas of concentrated lower-income households.

Program 2a: Density Bonus

The Seal Beach Zoning Ordinance contains density bonus policies that are consistent with State density bonus law. Density bonuses and other incentives can help to facilitate the production of low- and moderate-income housing by providing incentives that reduce development costs.

2008-2014 Objectives:

- Continue to promote the use of density bonuses among potential residential developers

Program 2b: Affordable Housing Resources

The City will facilitate the development of quality affordable housing through a variety of actions, including pursuing additional funding sources and partnering with private and non-profit housing developers.

2008-2014 Objectives:

- Maintain a list of non-profit housing developers active in Orange County.
- Contact qualified non-profit housing developers to explore opportunities for affordable housing development annually, or whenever development opportunities arise.
- Explore a variety of funding resources, such as Multi-Family Housing Program (MHP) funds and Low Income Housing Tax Credits (LIHTC). Periodically consult with the State Department of Housing and Community Development HCD for current and new funding availability.
- Provide interested developers with an inventory of residential sites available for development.
- Prioritize assistance for extremely-low-income (ELI) units and projects such as single room occupancy (SRO) and supportive housing commensurate with the City's regional housing need of 6 ELI units during the current planning period.

Program 2c: Land Write Downs and Assistance with Off-Site Improvements

Land costs and requirements for off-site improvements are important factors in determining the cost of housing. To facilitate development of housing affordable to low- and moderate-income households the City may subsidize the cost of land and off-site improvements when feasible. This program will be implemented through discussions with project proponents during the development review process.

2008-2014 Objectives:

- Consider subsidizing the cost of land and off-site improvements for affordable housing development on a project-specific basis when feasible.

Program 2d: Preserve the Existing Affordable Housing Stock

With the high land costs in the City, new development of affordable housing is difficult. Therefore, preserving the existing affordable housing stock is especially important. To ensure the long-term preservation of Seal Beach Shores Trailer Park as an important affordable housing resource, the City worked with LINC Housing, a non-profit housing organization, to pursue tenant ownership of the park. The City was awarded by the State Department of Housing and Community Development (HCD) a \$20,000 Technical Assistance Grant to facilitate conversion of the park to tenant ownership. Through the issuance of a revenue bond by the Redevelopment Agency and subsequent loan to LINC Housing, conversion of the park to tenant ownership was completed in 2000. The Agency has been providing ongoing rental assistance to offset the monthly rent increase necessary to repay the bond. As noted in page III-4, the Successor Agency to the Seal Beach Redevelopment Agency has listed such rental assistance to qualified residents of the Seal Beach Shores Trailer Park as one of its enforceable obligations with the intention of continuing that assistance.

2008-2014 Objectives:

- Continue to monitor the terms of the tenant ownership agreement for the Seal Beach Shores Trailer Park.

Goal 3: Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

Policy 3a: Assist City residents in securing decent safe and affordable housing.

Policy 3b: Conserve the affordability of housing units assisted with public funds through affordability covenants or resale controls.

Policy 3c: Investigate and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low- and moderate-income households.

Program 3a: Section 8 Rental Assistance

The Section 8 rental assistance program extends rental subsidies to very-low-income (50% MFI) families and elderly who spend more than 50% of their income on rent, live in substandard housing, or have been displaced. The subsidy represents the difference between 30% of the monthly income and the allowable rent determined by the Section 8 program. Most Section 8 subsidies are issued in the form of vouchers which permit tenants to locate their own housing and rent units beyond the housing payment standards in an area provided the tenants pay the extra rent increment. Seal Beach participates in the Section 8 Rental Assistance Program through the Housing Authority of Orange County.

2008-2014 Objectives:

- Continue to cooperate with the Orange County Housing Authority in providing Section 8 rental assistance to very-low-income households
- Assist the County Housing Authority in promoting the Section 8 program to both property owners and eligible renters by publicizing the program on the City's website, the City newsletter, local libraries, and within Leisure World.

Program 3b: Mortgage Credit Certificates

The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. The MCC program has covenant restrictions to ensure the affordability of the participating homes for a period of 15 years.

The MCC program is administered through the County of Orange. Each participating city pays a small fee to help offset the cost of administration. MCCs are awarded on a first-come/first-served basis.

2008-2014 Objectives:

- Continue participation in the MCC program and contact the County annually to determine current program status. Distribute program information at City libraries and on the City website. The number of households assisted with this program will depend on market conditions and program availability.

Program 3c: Maintenance of Affordability Covenants on City or Agency-Assisted Housing

The City and Redevelopment Agency used CDBG and redevelopment set-aside funds to assist in the development and preservation of affordable housing. Affordability covenants were placed on these units assisted with public funds. The Agency issued a bond and provided a loan to LINC Housing to purchase the Seal Beach Shores Trailer Park. In addition, rental assistance is provided to help tenants adjust to the increased rent necessary to pay the bond. The successor agency has listed its rental assistance to qualified residents of the Seal Beach Shores Trailer Park as one of its enforceable obligations with the intention of continuing that assistance.

2008-2014 Objectives:

- Maintain the affordability of any very-low, low-, and moderate-income housing units assisted with public funds. (See also Program 2d)

Program 3d: Single Room Occupancy Housing

Single room occupancy (SRO) facilities are small studio-type apartments intended to serve the needs of small households with extremely low incomes. The City will process a Zoning Code amendment to establish appropriate regulations and development standards that encourage development of SRO facilities.

2008-2014 Objectives:

- Process a Zoning Code amendment in 2012 to establish regulations for SRO facilities.

Program 3e: Local Coastal Program

The City does not currently have a certified LCP. As a result, all developments within the Coastal Zone are subject to review by the California Coastal Commission, in addition to the required City approvals. The City Council has appointed an Ad Hoc General Plan/LCP Committee to provide direction in the preparation of an LCP. During 2012-2013 City staff will work with the Ad Hoc Committee to prepare and submit a draft LCP to the California Coastal Commission for review and certification.

2008-2014 Objectives:

- Prepare and obtain Coastal Commission certification of a Local Coastal Program.

Program 3f: Off-Street Parking

In order to enhance the development feasibility of studio and one-bedroom apartments, the City will process a Zoning Code amendment to reduce the required off-street parking to one space when the units are reserved for low- or moderate-income households.

2008-2014 Objectives:

- Process a Zoning Code amendment in 2012 to reduce off-street parking requirements for small apartment units.

Goal 4: Maintain and enhance the existing quality of residential neighborhoods in Seal Beach.

- Policy 4a:** Encourage the maintenance and rehabilitation of existing owner-occupied and rental housing where feasible.
- Policy 4b:** Promote the removal and replacement of those substandard units that cannot be rehabilitated.
- Policy 4c:** Investigate and pursue programs and funding sources available to assist in the improvement of residential property.
- Policy 4d:** Encourage the continued affordability of housing units rehabilitated with public funds.
- Policy 4e:** Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of housing affordable to low- and moderate-income households.
- Policy 4f:** Promote the conservation and rehabilitation of older neighborhoods, preventing the encroachment of incompatible commercial or industrial uses into established neighborhoods.
- Policy 4g:** Assist all residents, wherever possible, in securing decent safe and adequate housing.
- Policy 4h:** Promote a safe, healthful, aesthetically pleasing environment that strengthens individual and family life.

Policy 4i: Preserve and enhance viable residential neighborhoods and strengthen neighborhood identity.

Policy 4j: Upgrade and improve community facilities and municipal services in keeping with community needs.

Policy 4k: Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety, and aesthetic conditions.

Policy 4l: Periodically reexamine local building and zoning codes for possible amendments to reduce construction costs without sacrificing basic health and safety considerations.

Program 4a: Home Improvement Program - Owner-Occupied Housing

The City's Home Improvement Program previously offered zero-interest rehabilitation assistance loans to low- and moderate-income owner households. Redevelopment set-aside funds were used to write-off the interest on rehabilitation loans of up to \$60,000 provided through the Federal Housing Administration (FHA) Title I Program. Loans must be repaid upon sale of the property. The status of this program is uncertain due to the dissolution of the Redevelopment Agency in 2012.

2008-2014 Objectives:

- City will pursue grants and other sources of funding to continue this program.

Program 4b: Condominium Conversion

As a means to preserve the affordable housing stock the Condominium Conversion Ordinance regulates the procedures for the conversion of existing apartment complexes to condominium ownerships.

2008-2014 Objectives:

- Continue to enforce the Condominium Conversion Ordinance

Program 4c: Replacement Housing in Local Coastal Zone

The Coastal and Surfside Planning Areas of the city are located within the Coastal Zone. State law requires that affordable low- and moderate-income housing units demolished within the coastal zone be replaced, if feasible.

2008-2014 Objectives:

- Continue to review development projects on a case-by-case basis to ensure that replacement low- and moderate-income housing is provided if feasible.

Program 4d: Housing Conditions Monitoring

Overall, the housing stock in Seal Beach is well-maintained. However, the beach area contains scattered housing units with deferred maintenance issues. The City has targeted the beach area for housing condition monitoring. Periodically, the City's code enforcement and building officials survey the area to identify properties requiring maintenance and upkeep.

2008-2014 Objectives:

- Continue to conduct annual surveys of the targeted beach area to identify housing units with deferred maintenance issues and mail brochures about the City's rehabilitation programs to owners of the identified units.

Program 4e: Zoning and Building Codes Enforcement

Enforcement of building and zoning codes is important to maintaining and improving the quality of housing and neighborhoods in a community. The City contracts for code compliance services 20 hours per week.

2008-2014 Objectives:

- Continue to enforce the City's zoning and building codes through contract code compliance services.
- Provide information about assistance programs to property owners with violations.

Goal 5: Promote equal housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, or familial status.

Policy 5a: Promote fair housing practices throughout the community.

Policy 5b: Encourage the development of housing that meets the special needs of disabled and elderly households.

Policy 5c: Promote the provision of housing to meet the needs of families and households of all sizes.

Program 5a: Fair Housing Services

The City enforces the Fair Housing Act within its jurisdiction. To achieve fair housing goals, the City participates in Orange County's contract with the Fair Housing Council of Orange County (FHCOOC) to provide fair housing and tenant landlord counseling services. FHCOOC is contracted to perform fair housing audits and to investigate fair housing complaints.

2008-2014 Objectives:

- Continue to provide fair housing and tenant landlord counseling services through the Fair Housing Council of Orange County. The Community Development Director will serve as the primary point of contact for fair housing issues and will refer inquiries to the FHCOOC.

Program 5b: Removal of Architectural Barriers

The City's Home Improvement Program includes removal of architectural barriers or installation of accessibility features as eligible improvements. CDBG funds are utilized to remove architectural barriers, such as restroom facilities in Leisure World.

2008-2014 Objectives:

- Continue to utilize the Home Improvement Program to remove architectural barriers and encourage participation by elderly and disabled residents.

Program 5c: Housing Information and Referral Services

The Housing Authority of Orange County provides housing information and referral services for persons seeking affordable rental and homeownership opportunities.

2008-2014 Objectives:

- Continue to support the housing and referral services provided by the Housing Authority of Orange County by posting contact information on the City website and at public buildings.

Program 5d: Residential Care Facilities

In conformance with state law, a Municipal Code amendment will be processed to clarify that state-licensed residential care facilities for six or fewer persons are treated as a single-family residential use.

2008-2014 Objectives:

- Process a Zoning Code amendment in 2012 to clarify the zoning regulations for small residential care facilities.

Program 5e: Senior Apartments and Independent Living Facilities

In conformance with state law, a Municipal Code amendment will be processed to allow senior apartments and independent living facilities subject to the same standards and procedures as non-age restricted residential uses.

2008-2014 Objectives:

- Process a Zoning Code amendment in 2012 to modify the zoning regulations for senior apartments and independent living facilities.

Goal 6: Encourage more efficient energy use in residential developments.

Policy 6a: Promote energy conservation through “green building” techniques that reduce water consumption, improve energy efficiency and lessen a building’s overall environmental impact.

Policy 6b: Promote “smart growth” principles by encouraging compact development in locations that provide opportunities for reduced vehicle trips.

Program 6a: Green Building Techniques

“Green buildings” are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency and lessen a building’s overall environmental impact. The City’s Development Services Department will distribute a Green Building Tips handout for both homeowners and builders, and the City will offer a fee reduction program for remodels that include energy conservation features.

2008-2014 Objectives:

- Distribute a Green Building Tips handout at City Hall and on the City website.
- Continue to offer reduced fees for residential remodeling projects that include energy conservation features.

Program 6b: Promote Smart Growth

The City will continue to promote “smart growth” principles by encouraging compact development commensurate with the City’s regional housing need in locations that provide opportunities for reduced vehicle trips (see also Program 1a).

2008-2014 Objectives:

- Seek to incorporate smart growth principles in future land use and zoning amendments.

B. Quantified Objectives

The City’s quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1.

Table V-1
Quantified Objectives 2008-2014

Program Category	Income Category					Totals
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction ¹	6	5	10	12	24	57
Rehabilitation	TBD ³					TBD ³
Conservation ²	25			75		100

1. Quantified objective for new construction is for the period 1/1/2006 - 6/30/2014 per the RHNA
2. Preservation of units in Seal Beach Shores Trailer Park
3. Since this activity was funded by the Redevelopment Agency, its future is uncertain at this time.

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Appendix A – Evaluation of the Prior Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period, 2001 through 2008. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2008-2014 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 summarizes the goals and policies contained in the previous Housing Element along with an assessment of their appropriateness for the new planning period.

Table A-3 summarizes new units built during the previous Housing Element period.

Table A-4 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

**Table A-1
Housing Element Program Evaluation – 2001-2008
City of Seal Beach**

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
Goal 1: Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents.					
Program 1a: Provision of Adequate Sites for New Construction through General Plan and Zoning Ordinance	Continue to implement the General Plan Land Use Element and Zoning Ordinance to allow the construction of 265 new units	Ongoing	Planning Dept.	Between 1998 and 2005 the City issued permits for a total of 109 housing units (see Table A-4).	This program should be continued and revised to reflect the new RHNA.
Program 1b: Redesignation of Nonresidential Land for Residential Uses	Amend the Leisure World Specific Plan to redesignate approximately four acres within Leisure World to permit the development of up to 80 units for seniors	By 2002	Planning Dept.	Leisure World determined to not pursue a zone change for this area of their retirement community, and the City determined to not initiate such a change.	Delete program
	Continue to explore the appropriateness of redesignating nonresidential properties for residential uses as opportunities arise	Ongoing	Planning Dept.	The City has had conversations with some commercial property owners regarding the possibility of incorporating a residential component.	This program should be continued.
Program 1c: Land Use Compatibility	Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses	Ongoing	Planning Dept.	The City continually reviews its development standards to ensure that compatibility with adjoining uses. In 2010 a comprehensive revision to the City's Zoning Code was completed.	This program should be continued.
Program 1d: Second Units	Continue to allow for the development of second units or granny flats.	Ongoing	Planning Dept.	The Zoning Code allows for second-units as a permitted use subject to specific development standards.	Continue to encourage second units (no Code amendments required)
Program 1e: Residential Care Facilities, Transitional Housing, and Emergency Shelters	Amend the Zoning Ordinance by the end of 2001 to permit, by right, licensed family care homes, foster homes, or group homes serving six or fewer persons in all residential zones.	End of 2001	Planning Dept.	A comprehensive revision to the Zoning Code was adopted in 2010, which incorporated many of the changes needed to reflect new state laws.	Some additional Code amendments are needed to comply with SB 2.
	Amend the Zoning Ordinance by the end of 2001 to permit transitional housing and emergency shelters in the General Commercial (C-2) zone, subject to a conditional use permit.	End of 2001	Planning Dept.	A comprehensive revision to the Zoning Code was adopted in 2010. Due to recent changes in state law (SB 2) additional amendments are needed to address regulations for transitional/supportive housing and emergency shelters.	Code amendments are needed to address changes in state law regarding emergency shelters and transitional/supportive housing.

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
1f: Innovative Land Use and Construction Techniques	Continue to encourage the use of innovative land use techniques and construction methods to minimize housing costs	Ongoing	Planning Dept. and Building Dept.	The City continues to encourage the use of innovative land use techniques and construction methods to minimize housing costs. The City continuously updates the Building and other construction codes of the City in accordance with the requirements of the California Building Standards Commission.	This program should be continued.
1g: Provision of Adequate Public Facilities and Services	Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public facilities and services	Ongoing	Planning Dept.	The City continues to utilize the CEQA review process to ensure that all new residential developments are provided with adequate public facilities and services.	This program should be continued.
Goal 2: Facilitate the development of housing affordable to low- and moderate-income households.					
Program 2a: Density Bonus	Develop guidelines for implementation of the state density bonus provisions by the end of 2001	End of 2001	Planning Dept.	A comprehensive revision to the Zoning Code was adopted in 2010, which incorporated current state requirements for density bonus (Chapter 11.4.55, Affordable Housing Bonus)	This program is no longer necessary. Implementation of the density bonus ordinance will continue, however.
	Promote the use of density bonuses among potential residential developers	Ongoing	Planning Dept.	City staff has discussed the use of density bonuses with potential residential developers. However, no developers have requested a density bonus as part of a development application.	This program should be continued as an implementation measure.
Program 2b: Affordable Housing Resources	Compile a list of nonprofit housing developers active in Orange County by mid-2001	Mid-2001	Planning Dept.	A list of non-profit housing developers is included in the 2008-2014 Housing Element (Appendix C-Public Participation Summary).	This activity should be continued as part of Program 2.
	Network with qualified nonprofit housing developers to explore opportunities for affordable housing development	Ongoing	Planning Dept.	City staff met with representatives of Mercy Housing to discuss affordable housing development as part of a conversion of an existing hotel to apartments. Mercy Housing ultimately determined to not pursue the conversion.	This activity should be continued as part of Program 2.

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
	Explore a variety of funding resources, such as Low Income Housing Tax Credits; periodically consult with the State Department of Housing and Community Development (HCD) for current and new funding availability	Ongoing	Planning Dept.	The City considered filing applications for funding for several multi-family residential rehabilitation programs during the planning period although none was determined to be feasible.	This activity should be continued as part of Program 2.
	Provide interested developers an inventory of residential sites available for development	Ongoing	Planning Dept.	Planning Staff has maintained a list of residential sites available for development.	This activity should be continued as part of Program 2.
	Pursue adoption of an inclusionary housing ordinance with an in-lieu fee option to facilitate provision of affordable housing (see Program 2e)			The City determined to not pursue such an ordinance, and has imposed inclusionary housing fees on developments within the Coastal Zone on a case-by-case basis.	Continue to impose inclusionary requirements on a case-by-case basis.
Program 2c: Land Write-Downs and Off-Site Improvements	Consider subsidizing the cost of land and off-site improvements for affordable housing development on a project-specific basis	Ongoing	Planning Dept. and Redevelopment Agency	The City considered utilizing Redevelopment funds to assist in the rehabilitation of an existing 4-unit apartment with a requirement that 50% of the units be made available at low-moderate rental rates, but determined to not proceed with the process based on public controversy.	The City will consider modifying the fee schedule to reduce off-site costs for affordable housing projects.
Program 2d: Preserve the Existing Affordable Housing Stock	Continue to monitor the terms of the tenant ownership agreement for the Seal Beach Trailer park	2001/2002	Redevelopment Agency	The Redevelopment Agency issued bonds in 2000 to allow for the acquisition of the Seal Beach Shores Trailer park by LINC Housing, a 501(c)(3) non-profit agency to own and manage the Seal Beach Shores Trailer Park. In 2009 the ownership of the park was transferred to Seal Beach Shores, Inc, a resident-owned 501(c)(3) non-profit entity	This program should be continued as a monitoring activity.
	By December 2001, compile a list of multi-family properties for potential acquisition/rehabilitation and purchase of affordability covenants	2001/2002	Redevelopment Agency	The City Council determined to not undertake this activity.	This program should be discontinued.

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
Program 2e: Inclusionary Housing/In-Lieu Fee	Pursue adoption of an inclusionary housing ordinance to increase the supply of affordable housing in the community	2001/2002	Planning Dept.	The City determined to not pursue such an ordinance, and has imposed inclusionary housing fees on developments within the Coastal Zone on a case-by-case basis.	This program should be discontinued.
Goal 3: Conserve the affordability of the existing housing stock and to expand affordable housing opportunities for low and moderate income households.					
Program 3a: Section 8 Rental Assistance	Continue to provide Section 8 rental assistance to very low income households	Ongoing	Housing Authority of the County of Orange and the Seal Beach Planning Dept.	The City continues to contract with the County of Orange Housing Authority for participation in the Section 8 rental assistance program.	This program should be continued.
	Assist the County Housing Authority in promoting the Section 8 program to property owners and eligible renters by publicizing the program in the City's website, the City newsletter, local libraries, and within Leisure World	Ongoing	Housing Authority of the County of Orange and the Seal Beach Planning Dept.	The City has promoted the availability of the Section 8 rental assistance program in the City newsletter, through the local newspaper, and at local libraries.	This program should be continued.
Program 3b: Shared Housing Program	Create a shared housing program by December 2001; distribute program information at Leisure World, City libraries, and on the City website	2001/2002	Redevelopment Agency and Planning Dept.	The City Council determined to not undertake this activity due to staffing limitations.	This program should not be continued.
Program 3c: Mortgage Credit Certificates	Continue participation in the MCC program; distribute program information at City libraries and on the City website	Ongoing	Planning Dept.	The City currently participates in this program offered by the County of Orange. It is unknown how many units have actually received funding by this program.	The City should continue to publicize this program, if available.
Program 3d: Maintenance of Affordability Covenants on City and Agency Assisted Housing	Maintain the affordability of any very low, low, and moderate income housing units assisted with public funds	Ongoing	Redevelopment Agency and Planning Dept.	All units assisted with public funds were located in the Seal Beach Shores Trailer Park. The Redevelopment Agency has provided approximately \$120,000 per year in funding to the tenants of the Seal Beach Shores Trailer Park to off-set increased costs in the 2000 acquisition of the Park by LINC Housing.	This program should be continued. The successor agency has listed its rental assistance to qualified residents of the Seal Beach Shores Trailer Park as one of its enforceable obligations with the intention of continuing that assistance.

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
Goal 4: Maintain and enhance the existing quality of residential neighborhoods in Seal Beach.					
Program 4a: Home Improvement Program – Owner-Occupied Housing	Restructure program design to increase participation by homeowners	Mid-2001	Redevelopment Agency	Program was re-structured by CivicStone, the City’s consultant, in order to increase participation by homeowners.	The status of this program is uncertain due to the dissolution of the Redevelopment Agency.
	Promote the program through distribution of program brochures at City libraries and Leisure World, and advertisement on City website	Ongoing	Redevelopment Agency	CivicStone also developed an expanded outreach program which became so successful that the City had to institute a “lottery” drawing program to select participants.	The status of this program is uncertain due to the dissolution of the Redevelopment Agency.
	Achieve repair and rehabilitation of 20 units per year for a total of 100 units	Ongoing	Redevelopment Agency	Between 2000 and 2010 the Agency has funded a total of 65 owner-occupied rehabilitation projects.	The status of this program is uncertain due to the dissolution of the Redevelopment Agency.
Program 4b: Home Improvement Program – Rental Housing	Promote the program through distribution of program brochures at City libraries and at Leisure World, and advertisement on City website	Ongoing	Redevelopment Agency	The City Council determined to not undertake this activity. See discussion under Program 2c, above.	This program should be discontinued.
	Achieve rehabilitation of 4 rental units per year for a total of 20 units	Ongoing	Redevelopment Agency	The City Council determined to not undertake this activity.	This program should be discontinued.
	Pursue rehabilitation and deed-restriction of Beach Hotel	by 2003	Redevelopment Agency	The City Council determined to not undertake this activity.	This program should be discontinued.
Program 4c: Condominium Conversion	Continue to enforce the Condominium Conversion Ordinance	Ongoing	Planning Dept.	The City continues to enforce the Condominium Conversion Ordinance. No applications for a conversion were submitted to the City during the period of this report.	This program should be continued.
Program 4d: Replacement Housing in Local Coastal Zone	Continue to review development projects on a case-by-case basis to ensure that replacement of low and moderate income housing is provided or a fee is paid by the developer in lieu of replacing the affordable units	Ongoing	Planning Dept.	The City has imposed inclusionary housing fees on developments within the Coastal Zone on a case-by-case basis.	This program should be modified to comply with the requirements of state law.
Program 4e: Housing Conditions Monitoring	Survey the targeted beach area to identify housing units with deferred maintenance issues and mail brochures about the City’s rehabilitation programs to owners of the identified units	Annually	Building Dept. and Code Enforcement	CivicStone conducted a survey and targeted its initial public outreach program to properties needing repairs. Several of the identified properties participated in rehabilitation loan and grant programs offered by the City.	This program should be continued.

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
Program 4f: Zoning and Building Codes Enforcement	Continue to enforce the City's zoning and building codes	Ongoing	Building Dept. and Code Enforcement	The City continues to enforce the zoning and building codes. The City maintains the service of a Code Compliance Officer on a contractual basis at a staffing level of 20 hours per week.	This program should be continued.
Goal 5: Promote equal housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, or familial status.					
Program 5a: Fair Housing Services	Continue to provide fair housing and tenant/landlord counseling services	Ongoing	Fair Housing Council of Orange County	The City continues to refer interested parties to the Fair Housing Council to provide fair housing and tenant/landlord counseling services.	This program should be continued.
Program 5b: Removal of Architectural Barriers	Restructure the Home Improvement Program to encourage participation by elderly and disabled residents	Early 2001	Redevelopment Agency	The City has been successful in restructuring its program in providing this type of assistance. Since 2005 the City has assisted over 430 households in Leisure World with Orange County Community Development Block Grant funds to remove architectural barriers in restroom areas particularly.	This program should be continued.
Program 5c: Housing Information and Referral Services	Continue to support the housing and referral services provided by the Housing Authority of Orange County	Ongoing	Housing Authority of the County of Orange	The City continues to refer interested parties to the Orange County Housing Authority regarding affordable rental and home ownership opportunities.	This program should be continued.

**Table A-2
Appropriateness of Housing Element Goals and Policies
City of Seal Beach
2001 – 2008**

Goal	Policy	Appropriateness
Goal 1 – Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents.		
	Policy 1a: Provide adequate sites for a variety of housing types through the Land Use Element of the General Plan and the Zoning Ordinance while ensuring that environmental and infrastructure constraints are addressed.	Appropriate - retain
	Policy 1b: Where appropriate encourage the redesignation of vacant and underutilized nonresidential land to residential uses with appropriate densities to facilitate the development of a variety of housing types to address the housing needs of all economic segments of the population.	Appropriate - retain
	Policy 1c: Encourage the infilling of vacant residential land.	Appropriate - retain
	Policy 1d: Encourage the recycling of underutilized residential land where such recycling is consistent with established land use plans.	Appropriate - retain
	Policy 1e: Provide compatibility of residential uses with surrounding uses through the separation of incompatible uses, construction of adequate buffers, and other land use controls.	Appropriate - retain
	Policy 1f: Improve all residential environments through the provision of adequate public facilities and services including streets and parks as well as water, sewer, and drainage systems.	Appropriate - retain
	Policy 1g: Provide for adequate, freely accessible open space within reasonable distances of all community residents.	Appropriate - retain
Goal 2 – Assist in the development of adequate housing to meet the needs of low and moderate income households.		
	Policy 2a: Expand housing opportunities for households with special needs such as the elderly, disabled, large households, female headed households, and the homeless.	Appropriate - retain
	Policy 2b: Provide incentives for and otherwise encourage the development of new affordable housing for low and moderate income households.	Appropriate - retain
	Policy 2c: Investigate and pursue programs and funding sources designed to expand housing opportunities for low and moderate income households including the elderly and disabled.	Appropriate - retain
	Policy 2d: Direct the construction of low and moderate income housing to sites that are: <ul style="list-style-type: none"> • located with convenient access to schools, parks, public transportation, shopping facilities, and employment opportunities; • adequately served by public utilities; • adequately provided with police and fire protection services; • compatible with surrounding existing and planned land uses; • minimally impacted by noise, flooding, or other environmental constraints; and • outside of areas of concentrated lower income households. 	Appropriate - retain
Goal 3 – Address and where appropriate and legally possible remove governmental constraints to the maintenance improvement and development of housing.		
	Policy 3a: Assist City residents in securing decent, safe, and affordable housing.	Appropriate - retain
	Policy 3b: Conserve the affordability of housing units assisted with public funds through affordability covenants or resale controls.	Appropriate - retain

Goal	Policy	Appropriateness
	Policy 3c: Investigate and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low and moderate income households	Appropriate - retain
Goal 4 – Maintain and enhance the existing quality of residential neighborhoods in Seal Beach.		
	Policy 4a: Encourage the maintenance and rehabilitation of existing owner occupied and rental housing where feasible.	Appropriate - retain
	Policy 4b: Promote the removal and replacement of those substandard units that cannot be rehabilitated	Appropriate - retain
	Policy 4c: Investigate and pursue programs and funding sources available to assist in the improvement of residential property.	Appropriate - retain
	Policy 4d: Encourage the continued affordability of housing units rehabilitated with public funds	Appropriate - retain
	Policy 4e: Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of housing affordable to low and moderate income households	Appropriate - retain
	Policy 4f: Promote the conservation and rehabilitation of older neighborhoods, preventing the encroachment of incompatible commercial or industrial uses into established neighborhoods	Appropriate - retain
	Policy 4g: Assist all residents wherever possible in securing decent, safe, and adequate housing	Appropriate - retain
	Policy 4h: Promote a safe, healthful, aesthetically pleasing environment that strengthens individual and family life	Appropriate - retain
	Policy 4i: Preserve and enhance viable residential neighborhoods and strengthen neighborhood identity	Appropriate - retain
	Policy 4j: Upgrade and improve community facilities and municipal services in keeping with community needs	Appropriate - retain
	Policy 4k: Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety, and aesthetic conditions	Appropriate - retain
	Policy 4l: Periodically reexamine local building and zoning codes for possible amendments to reduce construction costs without sacrificing basic health and safety considerations	Appropriate - retain
Goal 5 – Promote equal housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, or familial status.		
	Policy 5a: Promote fair housing practices throughout the community.	Appropriate - retain
	Policy 5b: Encourage the development of housing that meets the special needs of disabled and elderly households	Appropriate - retain
	Policy 5c: Promote the provision of housing to meet the needs of families and households of all sizes.	Appropriate - retain

**Table A-3
Residential Development by Income Category
City of Seal Beach
1998-2010**

Project/Site	Gen Plan/ Zoning	1998 – 2005 ^a					Total	2006 – 2010 ^b					Total
		EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
Centex Homes	RMD					83	83						
Heron Pointe	RLD					15	15					48	48
Seal Beach Shores (Mobile Homes)	RHD	25 ^c			75		100			2 ^d			2
Custom Homes						11	11						
Totals		25			75	109	209			2		48	50

Notes:

a. January 1, 1998 – December 31, 2005

b. January 1, 2006 – December 31, 2010

c. Affordability covenants on existing mobile homes

d. New units

Source: City of Seal Beach

**Table A-4
Progress in Achieving Quantified Objectives 2001-2010
City of Seal Beach**

Program Category	Quantified Objective	Progress	
		2001-05*	2006-10
New Construction*			
Very Low	76	0	0
Low	35	0	2
Moderate	47	0	0
Above Moderate	107	109	48
Total	265	109	50
Rehabilitation			
Very Low	50	15	16
Low	50	5	9
Moderate	20	13	7
Above Moderate	-		
Total	120	33	32
Conservation & Assistance			
Very Low	6	25**	
Low	60	75**	
Moderate	60		
Above Moderate	-	25**	
Total	126	125**	0

*Quantified objectives for new construction are for 1998 - 2005 RHNA period

**Seal Beach Shores Trailer Park preservation

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Appendix B Land Inventory

This appendix provides additional detail regarding the land inventory analysis of potential affordable housing development during the current RHNA period (2006 – 2014), as well as an analysis of RHNA carryover from the previous planning period.

ASSUMPTIONS REGARDING AFFORDABILITY

State law¹¹ establishes a “default density” of 20 units per acre that is suitable for lower-income housing in small metropolitan cities such as Seal Beach. The land inventory analysis is based on this affordability assumption.

RHNA CARRYOVER FROM THE PREVIOUS PLANNING PERIOD

State law¹² requires that any portion of the housing need from the previous planning period that was not accommodated must be carried over to the next planning period. In 2001 the City submitted a draft Housing Element for the 2000-2005 planning period for review by HCD. Due to limited staff resources, a final Housing Element update was not completed, however. Since the City’s 2000-2005 Housing Element was not finalized, an analysis must be prepared of the City’s regional housing needs for the previous period and the extent to which adequate sites were available to accommodate those needs.

The RHNA allocation for Seal Beach in the previous planning period was 265 units, with the income distribution as shown in Table B-1.

**Table B-1
Regional Housing Growth Needs 1998-2005**

Very Low	Low	Moderate	Above Mod	Total
76	35	47	107	265

Source: SCAG 1999

Table B-2 shows the inventory of sites that were available in the previous planning period compared to the RHNA. The analysis demonstrates that potential lower-income sites exceeded the City’s identified lower-income need of 111 units, therefore no unmet need is carried over to the current planning period.

¹¹ Government Code Sec. 65583.2(b)(3)

¹² Government Code Sec. 65584.09

**Table B-2
Residential Sites Inventory Carryover Analysis**

Site	General Plan/ Zoning	Acreage	Max. Density (du/ac)	Realistic Density (du/ac)	Existing Use (2000-2005)	Potential Units by Income Category			Total
						Lower	Moderate	Upper	
<i>2001 Housing Element Sites</i>									
Hellman Ranch (Site 1)	Specific Plan	149			This site was approved for single-family development.			70	70
Bixby Old Ranch (Site 2)	RMD	15			This site was approved for single-family development and construction began in 2001			75	75
Leisure World (Site 3)	RHD	4	32	30	Vacant (RV storage)	120			120
Bixby Assisted Living (Site 4)	RHD	4			This site was developed with a senior assisted living facility in 2000-2001.				
Exxon Oil Separation (Site 5)	Industrial/ Oil extraction	4	-	-	The General Plan and zoning designations on this site did not allow residential use.				0
Seal Beach Blvd/PCH (Site 6)	RMD	0.3	21	21	This site is developed with a small commercial building.		6		6
Limited Commercial Zone (Site 7)	Limited Commercial	0.75			This site was comprised of 13 small vacant lots and the zoning allows stand-alone residential use. (Approximately half of the lots have been developed)			13	13
Hotel Conversion (Site 8)	RHD		20		This site was developed with 4 single-family houses.			4	4
TOTALS						120	6	137	263
1998-2005 RHNA						111	47	107	265
Adequate Capacity?						Yes	(32*)	Yes	

Notes:

*Reflects 9 excess lower-income units

POTENTIAL SITES FOR HOUSING DEVELOPMENT

There are not currently adequate sites with appropriate zoning to accommodate the remaining lower-income RHNA allocation of 19 units for this planning period. In order to identify potential sites for multi-family housing, a thorough analysis of potential sites was conducted. A list of potential sites was prepared and vetted at several public meetings of the Ad Hoc General Plan Committee, Planning Commission and City Council. A short list was then identified with four sites that have realistic potential for development (see Table B-3). This list includes both vacant and underutilized parcels. With the appropriate zoning amendments, each of the sites listed in Table B-3 has sufficient capacity to accommodate multi-family residential development commensurate with the City's remaining lower-income need of 19 units during this planning period. Program 1a in the Housing Action Plan (Chapter V) includes a commitment to conduct a more detailed evaluation of these four potential sites and initiate a zoning amendment for a parcel or parcels with sufficient capacity at a density of 20 to 33 units/acre to accommodate this remaining need. The sites to be evaluated are described below.

- **Marina Park Expansion Site (Figure B-1)**. This approximately 4-acre property is located along the southeast edge of First Street adjacent to Marina Park. It is zoned for oil extraction and is currently vacant. The owner previously indicated a desire to develop the site for residential use. The City recently submitted a Prop 84 parks grant for development of this site as an expansion of Marina Park, but the application was not approved. This site (or a portion) could be rezoned for residential use. The site is bordered on three sides by residential development, with an existing park adjacent to the southwest.
- **1701 Adolfo Lopez Drive/Accurate Storage (Figure B-2)**. This approximately 4-acre property is zoned for light manufacturing. It was formerly occupied by a metal fabricator and is currently underutilized as a vehicle storage site. The site is bordered by commercial and light industrial uses to the north and west, by the City Police Station across Adolfo Lopez Drive to the south, and by Seal Beach Naval Weapons Station across Seal Beach Boulevard to the east. In 2006, a developer submitted an application on behalf of the owner to build 87 attached single-family units on the site, but the project was not approved. There are no known environmental constraints on this property, and the site has good access to employment and transit routes.
- **Boeing Parking Lot (Figure B-3)**. This site is located along the southern edge of Westminster Avenue, east of Apollo Drive. It is zoned for specific plan regulation and is currently developed with excess parking for the Gateway Business Park/Boeing Facility. A portion of the parking lot of up to 3 acres could potentially be subdivided and developed for residential use. The site is bordered by the Boeing office/R&D campus on the south and west, by commercial uses to the east, and by Rossmoor Leisure World across Westminster Boulevard to the north. There are no known environmental constraints on this property, and the site provides good access to employment and transit routes.
- **Sunset Aquatic Park (Figure B-4)**. This approximately 20-acre site is located at 2901 Edinger Avenue. It is zoned for open space/parks and recreation and is

developed as a public park and marina owned by the County of Orange. The site is bordered on the north and west by natural open space in the Seal Beach Naval Weapons Station, and by a parking lot and boat slips to the south and east. At least 2 acres of the site that is currently used for boat storage could potentially be used for housing development. The City has initiated contact with the County to explore the potential development of this site. Approval of a subdivision map would be required prior to development.

- **Seal Beach Blvd./Pacific Coast Highway**. This 0.25-acre parcel is developed with an older commercial building currently occupied by a liquor/convenience store. It has a General Plan designation of Limited Commercial and is zoned Residential Medium Density. This zoning designation currently allows residential use at up to 21 units/acre, which is considered suitable for lower-income housing. Due to the age and marginal condition of the structure, it is assumed that the entire site would be redeveloped with a new residential or mixed-use project. Because of its small size, this parcel has been listed in the moderate income site inventory.

**Table B-3
Residential Sites Inventory 2008-2014**

Site No.	Site	Current General Plan/Zoning	Parcel Acreage (+/-)	Assumed Density (du/ac)	Potential Units	Comments
5	Marina Park Expansion site (Site 5 in the 2001 Draft Element)	Oil Extraction	4	20	20-80	Vacant land
14	1701 Adolfo Lopez Road (Accurate Storage at Seal Beach Blvd.)	Light Manufacturing	4	20	20-80	Former metal fabricator site currently used as vehicle storage that could be redeveloped for residential use
15	Boeing parking lots along Westminster	Specific Plan Regulation	3	20	20-60	Excess parking for the Gateway Business Park/Boeing Facility that could be redeveloped for residential use
19	Sunset Aquatic Park	Open Space/ Parks & Rec.	2+	20	20-40	Excess parking at County-owned park and marina that could be developed for residential use

Figure B-1



Figure B-2



Figure B-3

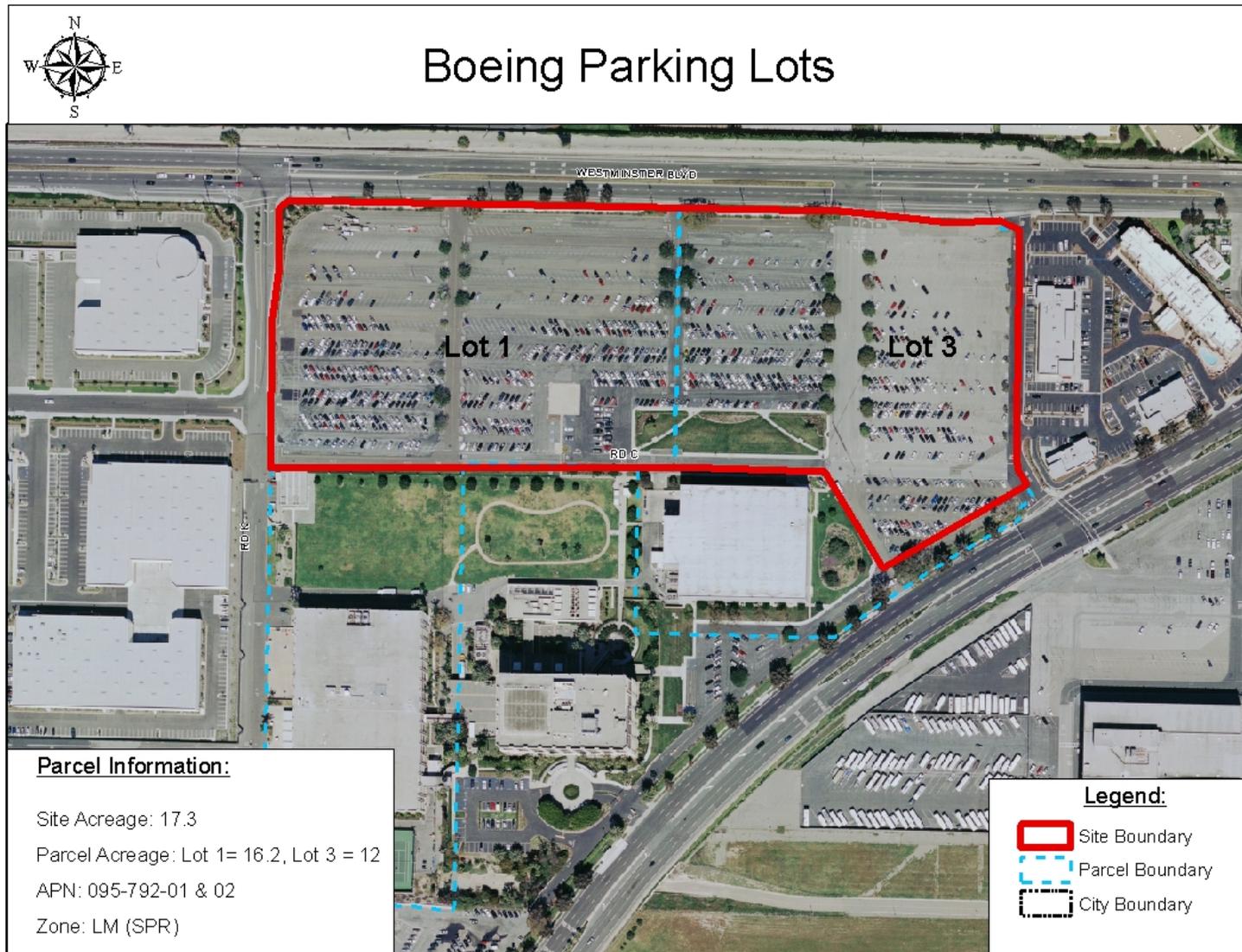


Figure B-4



- Second Units. Second units are often occupied by family members with no rent charged. If they are rented, studio or 1-bedroom units rent within the low and moderate income categories, currently (2011) up to \$1,477 per month (low) and \$2,021 per month (moderate) for a 2-person household based on state income limits. Although no new second units were permitted during 2000-2010, it is assumed that enhanced marketing efforts will facilitate property owners to seek approval for 7 low- or moderate-income second units prior to the end of this planning period.

SUMMARY

Based on current land use plans and zoning, the City does not have adequate sites to accommodate its remaining lower-income need of 19 units. Program 1b in the Housing Action Plan (Chapter V) includes a commitment to conduct a review of the four potential residential sites listed in Table B-2 and adopt zoning amendments that will provide sufficient capacity to meet the needs identified in the RHNA for the current planning period.

Appendix C Public Participation Summary

Section 65583(c)(5) of the *Government Code* states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals and policies and in the development of a Land Use Plan which determines the extent and density of future residential development in the community."

City residents and other interested stakeholders had many opportunities to recommend strategies, review, and comment on the Housing Element update. Early in the process, study sessions were held by the Planning Commission and City Council. The City's Ad Hoc General Plan Citizens Advisory Committee held five meetings over the course of the project. A public workshop was held to solicit concerns and recommendations from members of the community, and five public hearings were held by the Planning Commission and City Council. Representatives from organizations and groups interested in affordable housing and persons with special needs were invited to participate throughout the process via notices sent by direct mail and posted on the City website.

Service providers and interested parties that were included in the distribution of public notices are shown in Table C-1. Table C-2 provides a summary of public comments along with responses that are reflected in this Housing Element.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Joint City Council/Planning Commission study session	March 9, 2009
Planning Commission study session	April 8, 2009
Ad Hoc Committee meeting #1	June 3, 2010
Ad Hoc Committee meeting #2	May 10, 2011
Ad Hoc Committee meeting #3	June 14, 2011
Ad Hoc Committee meeting #4	August 9, 2011
Joint City Council/Planning Commission hearing	October 10, 2011
Ad Hoc Committee meeting #5	February 14, 2012
Planning Commission hearing	March 14, 2012
City Council hearing	April 9, 2012

Table C-1
Public Notice Distribution List
City of Seal Beach Housing Element Update

County of Orange
 Director of Planning
 PO Box 4048
 Santa Ana, CA 92702

Kennedy Commission
 Linda Tang
 17701 Cowan Ave., Suite 200
 Irvine, CA 92614

Shelley Amendola
 OC Housing Providers
 25241 Paseo de Alicia, # 120
 Laguna Hills, CA 92653

Linda Lang
 OC Association of Realtors
 25552 La Paz Road
 Laguna Hills, CA 92653

Public Law Center
 Kenneth Babcock
 601 Civic Center Drive West
 Santa Ana, 92701

Jamboree Housing Corp.
 Laura Archuleta
 17701 Cowan Ave. Suite 200
 Irvine, CA 92614

The Related Companies of California
 Frank Cardone
 18201 Von Karman Ave Ste 900
 Irvine, CA 92612

Community Housing Resources, Inc.
 Joseph Jimenez Singh
 17701 Cowan Avenue, Suite 200
 Irvine, CA 92614

Habitat for Humanity of OC
 2200 S. Ritchey St.
 Santa Ana, CA 92705

Dayle McIntosh Center
 13272 Garden Grove Boulevard
 Garden Grove, CA 92843-2205

Max Gardner
 Interim CEO & President
 Orange County United Way
 18012 Mitchell Ave South
 Irvine, 92614

Neighborhood Housing Services of Orange
 County
 198 W. Lincoln Ave., 2nd Floor
 Anaheim, CA 92805

Kate Klimow
 VP Government Affairs
 OC Business Council
 2 Park Plaza, Suite 100
 Irvine, CA 92614

OC Housing Trust
 Glenn Hayes, Exec. Director
 198 W. Lincoln Ave., 2nd Floor
 Anaheim, CA 92805

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Table C-2
Summary of Public Comments
City of Seal Beach Housing Element Update

Comment	Response
Can the City target housing assistance programs for City employees such as Police officers?	The City could provide housing assistance to City employees as part of employment contracts, or these personnel could also be eligible for other programs that are not restricted to City employees
What is the deadline for completing the Housing Element update?	The due date was July 2008, and the update must be completed as soon as possible prior to the end of the planning period in 2013.
What is the status of the previous Housing Element?	The Housing Element for the previous planning period was adopted in 2001 but did not receive final approval from HCD.
What are the consequences of non-compliance?	Jurisdictions that are out of compliance with state law may lose eligibility for some funding programs, and are also subject to a carryover of their unaccommodated affordable housing need. Such jurisdictions will also be required to prepare subsequent updates every 4 years rather than on an 8-year cycle. Additionally, a court can suspend the City's authority to issue building permits, mandate the approval of applications for affordable units or homeless shelters, or order the City to draft a Housing Element that complies with state Planning and Zoning Law.
Doesn't the Redevelopment Agency generate funding for affordable housing?	Yes, the Low/Moderate Income Housing Fund is mainly used to assist mobile homes in the Seal Beach Trailer Park. The Successor Agency to the Seal Beach Redevelopment Agency has listed the rental subsidy program on its enforceable obligation schedule.
Can the City meet its regional housing needs through rehabilitation of existing units in need of repair?	Under certain circumstances, up to 25% of the City's regional need can be met through the substantial rehabilitation of deteriorated housing. Other options also include preservation of affordable units that are at risk of conversion to market-rate, and conversion of units to affordable status through the purchase of affordability covenants.
Can excess beds in a jail be used to satisfy emergency shelter requirements?	Emergency shelter facilities would need to be available in a permanent, year-round facility in order to satisfy legal requirements.
What density is required for affordable housing?	State law assumes a "default density" of at least 20 units/acre for lower-income housing in small metropolitan cities.
Can churches provide emergency shelter facilities that qualify for meeting the City's needs	Yes, as long as the facility is operated year-round.
Could the Naval Weapons Depot accommodate the City's affordable housing or emergency shelter needs?	It is uncertain whether the Navy would allow civilian housing development on the base. Staff has recently contacted the Navy to discuss the issue.
There is a large unused parking lot behind Rossmoor Center that could be used for new housing.	This site is currently being considered for residential designation as part of the Housing Element update process.
The liquor store property at the corner of Seal Beach Blvd and PCH currently allows mixed use	This site is listed in the City's land inventory (Table B-3)
The Boeing parking lot is largely unused and could accommodate housing or an emergency shelter.	This site is currently being considered for potential use for an emergency shelter.
Can second units satisfy the City's affordable housing need?	Second units can address a portion of the need, depending on the recent history of development and incentives that could be offered to encourage more homeowners to build second units.

Comment	Response
<p>Affordable housing at the Rossmoor Center would cause noise, traffic, pollution, and would hurt adjacent property values. Any zone change would also require the permission of the property owner</p>	<p>Subsequent to the adoption of the Housing Element, the City will evaluate potentially significant environmental impacts such as noise, traffic, and air quality impacts, in the manner required by the California Environmental Quality Act before rezoning the Rossmoor site or any other site under consideration.</p>
<p>Additional affordable housing should be located in Old Town.</p>	<p>The Ad Hoc Committee and the City Council reviewed a wide variety of potential housing sites and initially identified the Rossmoor Center site as the most appropriate location for new affordable housing. The Ad Hoc Committee has since reviewed an expanded list of sites and forwarded the sites discussed in Table B-3 to the Planning Commission and City Council for further consideration prior to adoption of the Housing Element.</p>
<p>When will the Rossmoor Center project be built?</p>	<p>There is not currently an affordable housing development proposed for the Rossmoor Center property. The City's obligation under Housing Element law is to ensure that adequate sites with appropriate zoning are available to accommodate the City's regional housing need. Subsequent to adoption of the Housing Element, the City will be required to process zoning amendments needed to make adequate sites available. These zoning amendments will require CEQA analysis and will provide additional opportunities for public comment at public hearings of the Planning Commission and City Council.</p>