



City of Seal Beach

Calendar Year 2024 General Plan Annual Report for Submission to the California
Department of Housing and Community Development and Governor's Office of
Land Use and Climate Innovation

Presented to the City Council
March 24, 2025

2003 GENERAL PLAN ELEMENT HISTORY

<u>Element</u>	<u>Year Adopted</u>	<u>Anticipated Update</u>
Land Use	2003	Undetermined
Circulation	2003	2026
Open Space/Recreation	2003	2025
Safety	2003	2025
Housing	2022*	2025
Noise	2003	Undetermined
Cultural Resources	2003	Undetermined
Growth Management	2003	Undetermined
Environmental Justice	N/A	2025

**Not Certified*



PURPOSE

This Annual Progress Report (APR) has been prepared for submission to the California Department of Housing and Community Development (HCD) and Governor's Office of Land Use and Climate Innovation (LCI) in accordance with California law. The primary component of this APR is the Housing Element Progress Report, a prescriptive report in a format required by the State of California, which details the efforts of the City to meet its Regional Housing Needs Allocation through implementation actions and documents housing units produced (Attachment 1). The balance of this report has no required format nor content, but is an opportunity to highlight how the General Plan has been implemented during calendar year 2024.

GENERAL PLAN IMPLEMENTATION HIGHLIGHTS

The Housing Element

The Housing Element Update is reaching its final stages, with HCD's most recent review resulting in a favorable determination, and certification possible provided the City rezones the necessary parcels for housing development. The following actions have been undertaken the last year in support of Housing Element implementation.

- Prepared the Draft Environmental Impact Report for the Zoning Code Update and Housing Element with anticipating release for public review in the Spring.
- Performed revisions to the City's Accessory Dwelling Unit (ADU) Ordinance to accommodate changes in State law.
- Amended the Residential Nonconforming Section of the Zoning Code to allow for the rebuild of multifamily buildings nonconforming due to density to allow for the replacement of the equivalent number of dwelling units preventing a net loss of units.
- Updated the Zoning Code to simplify the process for obtaining reasonable accommodations in support of fair housing laws.
- Utilized Community Development Block Grant to fund bathroom renovations to facilitate aging in place for low-income senior residents.
- Obtained a \$500,000 grant to continue working with Coastal Commission staff on a Local Coastal Program, which will ultimately streamline the permit process in the Coastal Zone.
- Implemented an online portal and land management system for online permitting capabilities and making information more accessible to the community.
- Created a program for the inspection of multiple residential units for substandard conditions, pursuant to Assembly Bill (AB) 548.
- Partnered with SolarAPP+ to streamline the permit process for eligible small solar projects. This helps expedite the review for solar installation projects, an alternative energy source for residents.
- Continued discussions with affordable and market rate housing developers to better understand what prevents them from developing in Seal Beach.



- Worked in cooperation with the County of Orange to share housing related information and make materials available to residents.
- Contributed assistance to the countywide Five-Year Regional Analysis of Impediments effort, with a draft document under review to provide broader perspectives on housing challenges, which will incorporate suggested actions the City can take to reduce impediments.

Open Space/Recreation/Conservation Element

Open Space and Recreation improvements in 2024 focused on construction projects to renovate various City facilities to provide greater accessibility and service to the community.

Additional activities include:

- Completion a \$23 million, federally funded sand replenishment project (Stage 13) that restored beach areas, particularly in the Surfside community where coastal erosion has severely diminished the shoreline.
- Completion of a new upgraded clubhouse and locker room facility at Seal Beach Tennis and Pickleball Center. Additionally, eight unlit pickleball courts have had new court lighting installed to make them available in evening hours and two previously unlit tennis courts have completed installation of new lighting.
- Rehabilitated the Heather Park Playground Area located on Heather Street and Lampson, including the installation of upgraded play equipment, new outdoor fitness equipment, and ADA-compliant surfacing.
- Completed a remodel of the North Seal Beach Community Center located on St. Cloud in the Shops of Rossmoor parking lot. The remodel consisted of upgrading kitchen space and restrooms. The completed remodel has helped the City to increase the overall capacity of our congregate meal program for seniors.
- Initiated the preparation of the Feasibility Study for the San Gabriel River Trash Mitigation Project, that would mitigate visible forms of trash that is collected at the San Gabriel River outlet in Seal Beach.
- Completed renovations to the Pier Concrete Abutment and Pier Restrooms.
- Coordination of the next phase of Surfside-Sunset Sand Replenishment (Stage 14). Construction value is estimated at approximately \$65 million.
- Collaboration with Los Cerritos Wetlands Authority on a restoration effort that will target the habitat north of 1st Street at Pacific Coast Highway
- Partnered with the Orange County Fire Authority to identify fuel modification areas, then conducted selective trimming activities.
- Enhanced maintenance of the San Gabriel River Bike Trail using a newly acquired zero-emission vehicles (ZEV) allowing greater use.
- Leveraged non-profit organizations and local volunteer groups to improve urban forestry, install landscaping, and weeding.
- Installed a second-fenced area dog park area within Zoeter Park located at 12th Street and Landing so that dog parks can be rotated allowing the turf opportunity to rest and re-establish itself.



- Completed tree maintenance within Gum Grove Nature Park to reduce wildfire risk. All clean up and tree trimming was coordinated using the services of a certified ecological monitor.
- Provided continuous maintenance of the wheelchair-accessible sand mats at the Main Beach, facilitating additional access to the shoreline.
- Applied for grant funding with County of Orange CDBG program to fund renovations of the City's Senior Center and Library facility.

Circulation Element

City staff continued to be deeply involved with the multi-year I-405 widening project during its final phase. In 2024, staff worked closely with the project team to ensure all work was completed as permitted.

Additional highlights in circulation include:

- Managed a micro-transit pilot program which was partially funded by South Coast Quality Management District (SCAQMD).
- Created a Citizen-Council Parking Advisory Ad Hoc Committee Meeting to developing strategies for a new parking management program, including metered parking, in the greater Old Town area, where parking is in the highest demand.
- Successfully obtained a \$100,000 grant to support expansion of the City's senior shuttle service to include disabled residents regardless of age.
- Maintained continuous communication and coordination with regional transportation providers including OCTA and Long Beach Transit to ensure adequate levels of transit are maintained.
- Continued the two-year Operations and Maintenance phase for the upgrades to the City's traffic signal synchronization and traffic management system. This project facilitates traffic on heavily traveled arterials and reduces congestion (Seal Beach Boulevard Traffic Signal Synchronization Project).
- Constructed the Lampson Avenue Bike Lane Gap Closure Project which has closed bike lane gaps and provides continuous bikeway systems with supporting facilities along existing roadways.
- Continued coordination of signal timing modification in conjunction with freeway and local roadway closures.
- Developed a Safety Action Plan, utilizing data from the City's Local Roadway Safety Plan (LRSP), through the Safe Streets and Roads for All grant program (identifying, analyzing and prioritizing roadway safety improvements).
- Continued coordination with California Department of Transportation on Pacific Coast Highway Signal Improvements which spanned from Seal Beach to Newport Beach.
- Upgraded the 1st Street and Central Way intersection crosswalks with new crosswalk striping, Rapid Flashing Beacon (RFB) and associated curb ramps.
- Implemented the annual local road paving program on Almond Avenue within the College Park East neighborhood.
- Implemented the annual slurry seal program on nine roads within the College Park East neighborhood.
- Continuous road striping and signage upgrades throughout the City.



Safety Element Update

The City is preparing an update to the Safety Element. Background research has been performed, with completion of the update pending certification of the Housing Element, which will define the areas of potential housing growth. Other efforts related to the Safety Element from 2024 include:

- Completed photographic documentation of all City-owned facilities in a common drive for easy reference in the event of an incident requiring the completion of an Initial Damage Estimate (IDE).
- Conducted monthly Web EOC, OA Radio, annual alert and warning, and tsunami notification drills.
- Participated in a smoke detector/fire prevention campaign event with OCFA for College Park East.
- Participated in a District 4 Town Hall Meeting referencing Winter Weather Storms.
- Completed annual Winter Weather Workshop with County regarding upcoming weather patterns.
- Hosted a FEMA-approved CERT academy, graduating dozens of residents
- Completed weekly generator inspections for the Seal Beach Police Department backup generator and bi-annual servicing.
- Completed a successful National Night Out promoting the police department's volunteer and emergency preparedness programs.
- Received an oil spill response trailer from a Department of Fish and Game grant opportunity to be deployed by Lifeguards/Marine Safety in the event of an oil spill. The grant-funded trailer was delivered, and Marine Safety Officers received a day of training on its functions and usage in the event of a maritime spill.
- Hosted a Neighbor 4 Neighbor block captain meeting for existing and new block captains to promote the N4N community outreach program.
- Completed two Neighbor 4 Neighbor Community events in Old Town with OCFA, CERT, RACES, VIPS, and the Seal Beach Lions Club to offer emergency preparedness information to residents and encourage community resilience. More events are scheduled in the coming months, including College Park East, The Hill, and Leisure World.
- Began working on the five-year update of the Local Hazard Mitigation Plan with Michael Baker Inc. including outreach and stakeholder meetings for the coming months.
- Hosted a grant-funded two-day *EOC Operations and Planning (MGT-346)* course for City staff by Texas A&M Engineering Extension Service (TEEX).
- Presented to residents and the Disaster Council of Leisure World on preparedness, disaster response, and emergency notifications.
- Sent City staff members to ICS/SEMS/NIMS and FEMA-approved training classes as opportunities arose.
- Conducted a staff Tabletop Drill to exercise in the City's Emergency Operations Center for disaster training.
- Participated in the Great Shakeout, simulating a large-scale earthquake at City Hall.
- Presented at the City Council during Tsunami Preparedness Week and National Preparedness Month.



- Promoted Earthquake Brace + Bolt (EBB) to help homeowners lessen the potential for damage during an earthquake. EBB offers a grant of up to \$3,000 toward a seismic retrofit for qualifying older houses.

Land Use Element

Work continued on the application for a Specific Plan that would cover the area known as the Old Ranch Country Club. An Environmental Impact Report is underway, and the Specific Plan is expected to be considered by the City Council in 2025. The Land Use Element will also receive necessary updates related to the 6th Cycle Housing Element, once certified by HCD.

Environmental Justice Element

The City has contracted the preparation of an Environmental Justice Element, which includes the following components:

- Hosted a stakeholder meeting to provide involved entities with opportunities for public participation and to monitor, evaluate, and update the Local Hazard Mitigation Plan (LHMP).
- Conducted an EQCB Meeting to discuss LHMP and related deliverables for prioritization and next steps.
- Organized community meetings at the City Chamber Breakfast and Open House at Leisure World to promote community engagement in the prioritization process.
- Continually updating the LHMP to ensure the completion of background data.

Local Government Planning Support Grants Program Reporting

In 2021, the City was awarded \$150,000 in Local Early Action Program (LEAP) grant funding. Funding was used for the approved actions of drafting the Housing Element and enacting Housing Element implementation measures, specifically the Zoning Code amendment effort. The City has submitted the final cost documentation for reimbursement, and will be receiving the final reimbursement once all LEAP-funded projects have been completed.

Housing Element Reporting Table

The final pages of this report include the summary table from the HCD-provided excel spreadsheet, which is filled out to report housing permitting and construction status as well as affordability. As shown, new building permits were issued to 11 residential units in 2024, however, 7 of them were demolished and rebuilt units, thus only 4 net new units were issued building permits during the calendar year. A total of four units were completed in 2024, with one being a rebuild of a single family residence with a new JADU, and the other two being net new accessory dwelling units.



ANNUAL HOUSING ELEMENT PROGRESS REPORT Summary Table

Jurisdiction	Seal Beach	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		7
Total Units		11

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	5	2
2 to 4 units per structure	0	4	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	2	2
Mobile/Manufactured Home	0	0	0
Total	0	11	4

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	9	11
Not Indicated as Infill	0	0



Housing Applications Summary	
Total Housing Applications Submitted:	19
Number of Proposed Units in All Applications Received:	27
Total Housing Units Approved:	18
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	18	26
Discretionary	1	1

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	49
Sites Rezoned to Accommodate the RHNA	0