CITY OF SEAL BEACH

2021-2029 Housing Element

REVISED DRAFT

January 27, 2022

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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 2021 to 2029. 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;
- Affirmatively further fair housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, income, 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

- A Housing Action Plan for the 2021-2029 planning period, including housing goals, policies and programs (Chapter V).
- A review of the City's accomplishments and progress in implementing the previous Housing Element is provided in Appendix A.

B. Data Sources and Methods

In preparing the Housing Element various data sources are utilized. Chapter II – Housing Needs Assessment utilizes HCD-approved data compiled by the Southern California Association of Governments (SCAG), which is based primarily on the U.S. Census Bureau American Community Survey (ACS). Some population and housing unit data are also prepared by the California Department of Finance (DOF). 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, policies and programs for the next 8 years. Please see Appendix C for information regarding the public involvement process for the 2021 Housing Element update.

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 reflected in 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. These providers were consulted during

preparation of the Housing Element update and a copy of the final Housing Element will be provided to these agencies upon adoption.

Government Code Section 65302 requires that the Safety and Conservation Elements be reviewed with each update to the Housing Element.

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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 explores the various demographic and housing characteristics in the City to help guide the development of policies and programs to address those needs.

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

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. In 1962, Leisure World retirement community was established with an estimated 9,000 senior residents. In 1966, a large housing tract referred to as College Park East was developed and added an additional 5,000 homeowners. As of January 1, 2021, the Seal Beach population was approximately 24,443 according to the California Department of Finance.

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 have fixed incomes and 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.

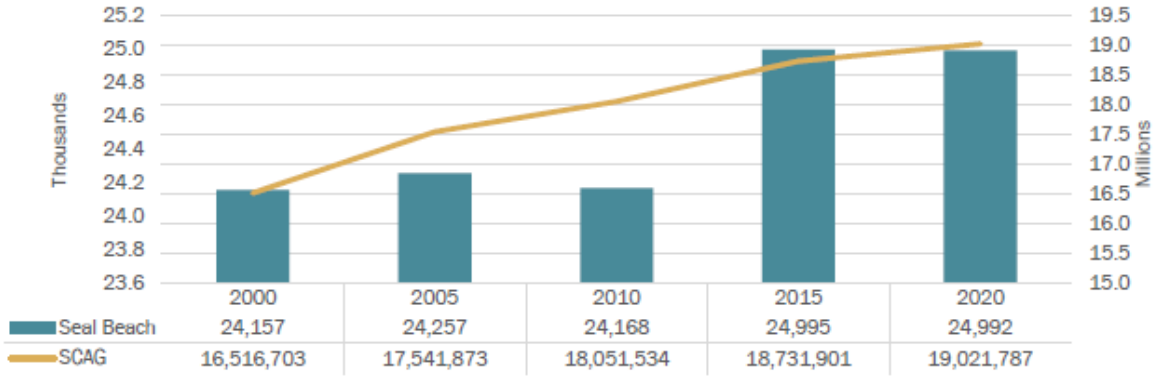
Figure II-1 Regional Location Map

B. Population Characteristics

1. Population Growth Trends

Seal Beach had an estimated population of 24,992 in 2020, including 239 living in group quarters according to the California Department of Finance. During the 20-year period from 2000 to 2020 Seal Beach had an annual growth rate of 0.2% compared to 0.7% for the region as a whole (see Table II-1).

Table II-1
Population Trends, 2000-2020
Seal Beach vs. SCAG Region

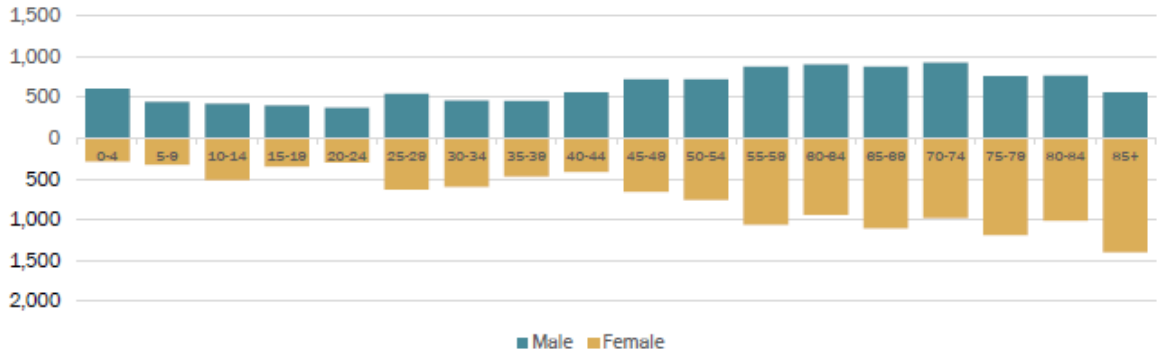


CA DOF E-5 Population and Housing Unit Estimates

2. Age and Gender

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 and gender. The share of the population under 18 years of age is about 13%, which is lower than the regional share of 23%. Seal Beach's seniors (65 and above) make up 39% of the population, which is higher than the regional share of 13%.

Table II-2
Age Distribution by Gender
Seal Beach



American Community Survey 2014-2018 5-year estimates

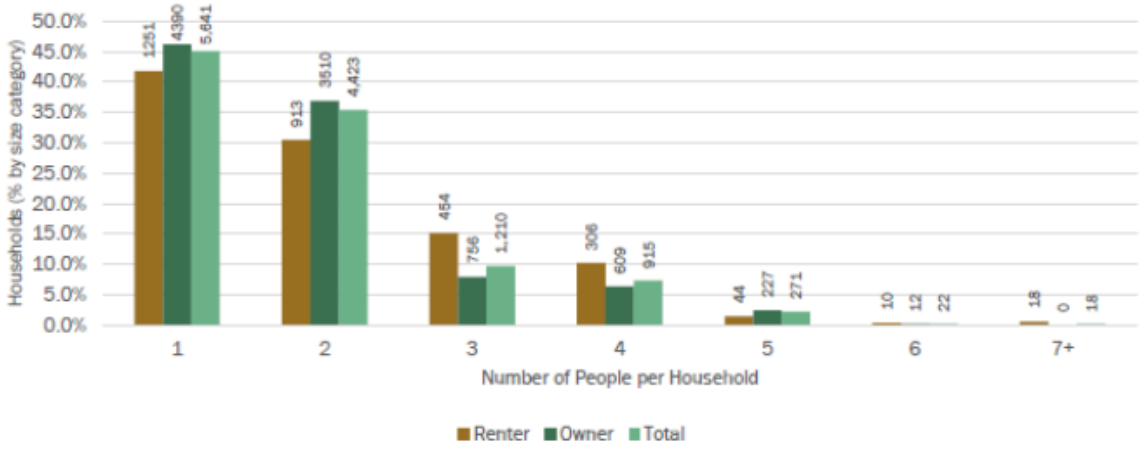
C. Household Characteristics

1. Household 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-3 illustrates the range of household sizes in Seal Beach for owners, renters, and overall. The most commonly occurring household size is of one person (45.1%) and the second-most commonly occurring household is of two people (35.4%). Seal Beach has a higher share of single-person households than the SCAG region overall (45.1% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0.1% vs. 3.1%).

Table II-3
Household Size
Seal Beach

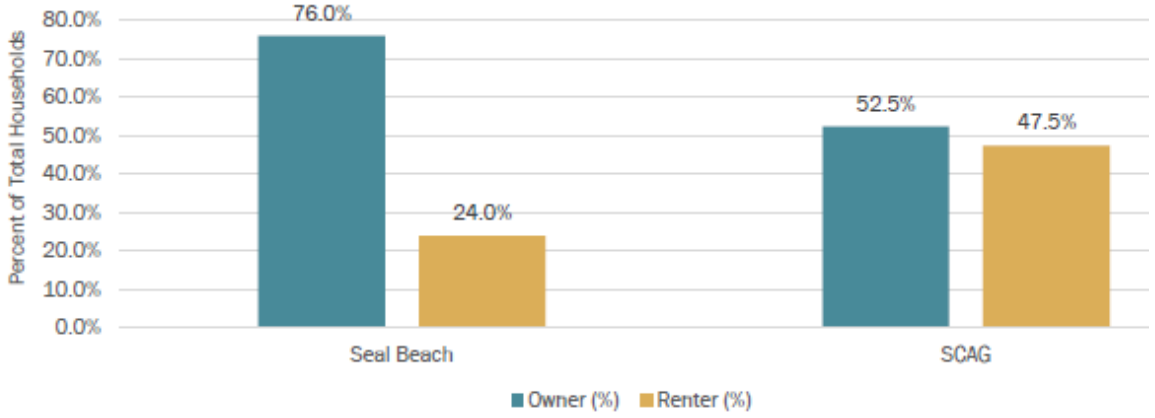


American Community Survey 2014-2018 5-year estimates.

2. Housing Tenure

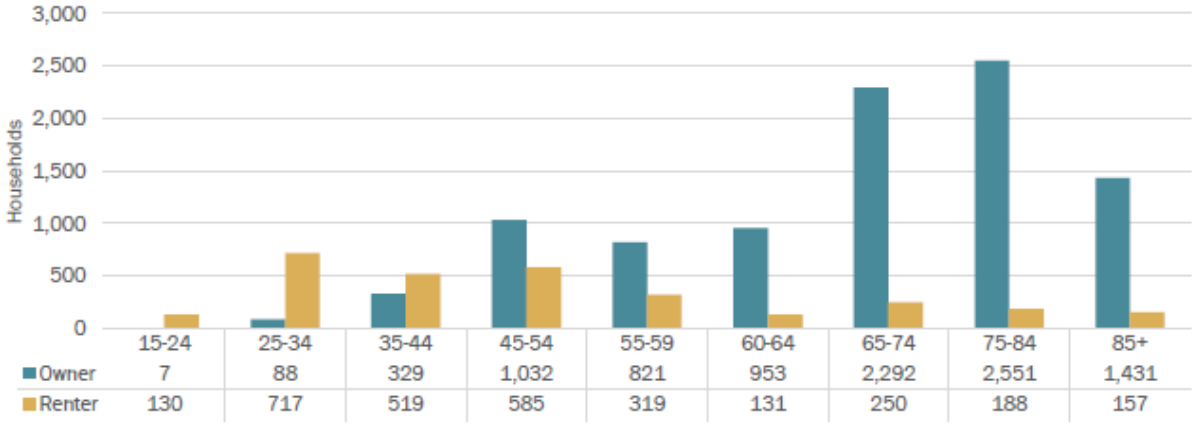
Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying income, family size and composition, and lifestyle. Table II-4 shows that over three-quarters of housing units in Seal Beach are owner-occupied compared to 53% for the region as a whole. Younger Seal Beach residents are more likely to be renters while those over age 45 are predominantly homeowners (Table II-5).

Table II-4
Household Tenure –
Seal Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Table II-5
Household Tenure by Age –
Seal Beach



	15-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+
Owner	7	88	329	1,032	821	953	2,292	2,551	1,431
Renter	130	717	519	585	319	131	250	188	157

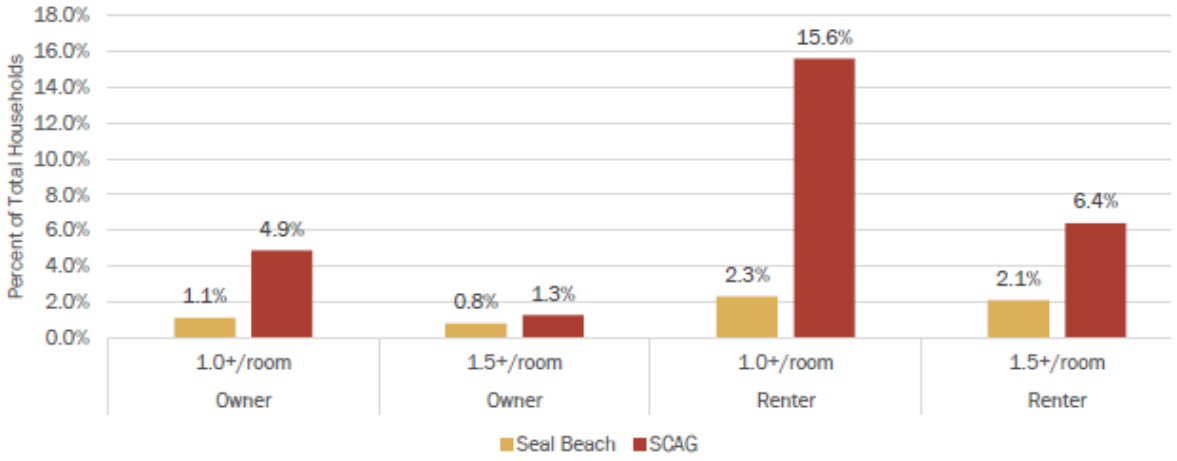
American Community Survey 2014-2018 5-year estimates.

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 SCAG region as a whole. (Note: Severely overcrowded units are a subset of overcrowded units.)

Table II-6
Overcrowding –
Seal Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

The incidence of overcrowding is very low in Seal Beach compared to regional averages.

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), 1b (Mixed Use Development), 1c (Promote Available Incentives), 1h (Accessory Dwelling Units), 2b (Affordable Housing Resources), 3a (Housing Choice Vouchers), and others.

4. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-7 displays recent estimates for overpayment by tenure and income category for Seal Beach households. This table shows that households in the lower income categories are more likely to overpay for housing.

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 – Seal Beach

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	265	180	365
Household Income >30% to less-than or= 50% HAMFI	295	250	315
Household Income >50% to less-than or= 80% HAMFI	400	75	495
Household Income >80% to less-than or= 100% HAMFI	145		270
Household Income >100% HAMFI	130		1,550
Total	1,235	505	2,995
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	745	490	1,585
Household Income >30% to less-than or= 50% HAMFI	390	165	1,660
Household Income >50% to less-than or= 80% HAMFI	345	220	1,685
Household Income >80% to less-than or= 100% HAMFI	135	35	635
Household Income >100% HAMFI	370	70	3,940
Total	1,985	980	9,505

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), 1b (Mixed Use Zoning), 1h (Accessory Dwelling Units), 2b (Affordable Housing Resources), 3a (Housing Choice Vouchers), and others.

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. Housing the extremely-low-income population is especially challenging. HUD's CHAS dataset provides information on ELI households in Seal Beach (Table II-8). The race/ethnicity with the highest share of ELI households in Seal Beach is Asian and other, non-Hispanic (28.4% compared to 21.4% of total population). In the SCAG region, the highest share of ELI households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

Table II-8
Extremely-Low-Income Households – Seal Beach

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	9,930	2,090	21.0%
Black, non-Hispanic	65	0	0.0%
Asian and other, non-Hispanic	1,312	373	28.4%
Hispanic	1,089	185	17.0%
TOTAL	12,396	2,648	21.4%
Renter-occupied	3,130	555	17.7%
Owner-occupied	9,255	2,095	22.6%
TOTAL	12,385	2,650	21.4%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

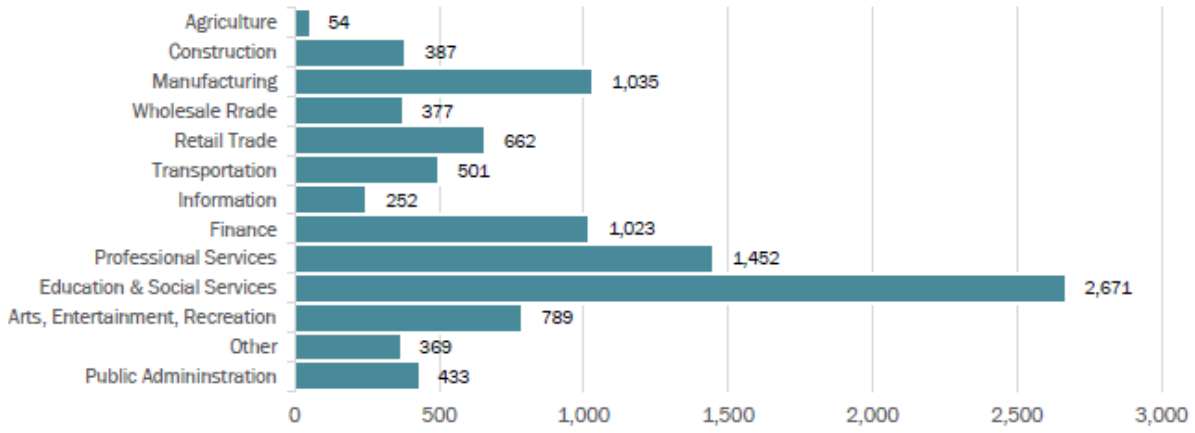
D. Employment

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

Seal Beach has 10,005 workers living within its borders who work across 13 major industrial sectors. The chart below provides detailed employment information. The most prevalent industry is Education & Social Services with 2,671 employees (26.7% of total) and the second most prevalent industry is Professional Services with 1,452 employees (14.5% of total) (Table II-9).

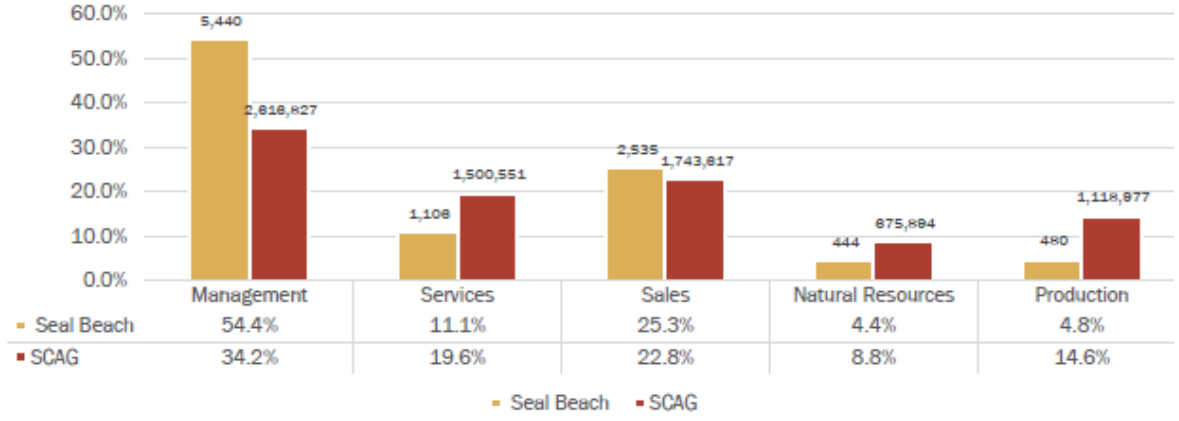
Table II-9
Employment by Industry – Seal Beach



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

The most prevalent occupational category in Seal Beach is Management, in which 5,440 (54.4% of total) employees work. The second-most prevalent type of work is in Sales, which employs 2,535 (25.3% of total) in Seal Beach (Table II-10).

Table II-10
Employment by Occupation – Seal Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

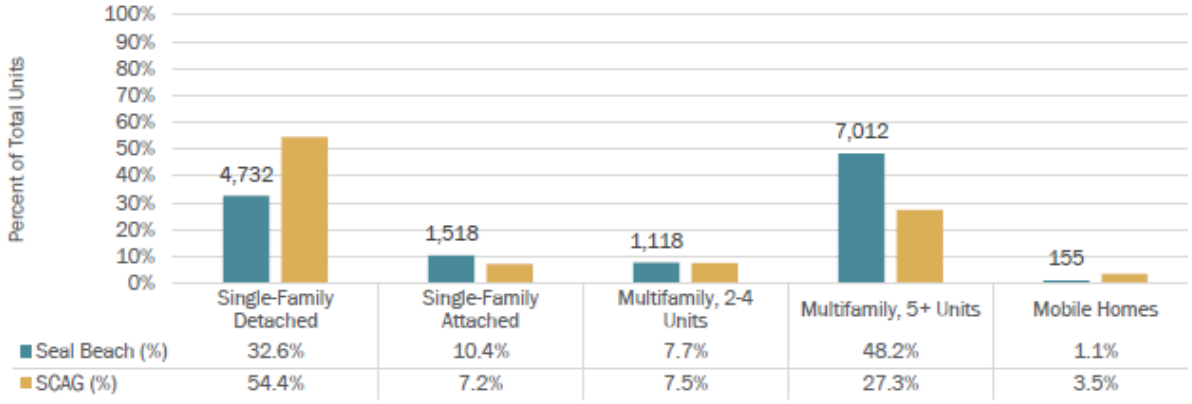
E. Housing Stock Characteristics

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

Table II-11 provides information on the housing stock in Seal Beach. The most prevalent housing type in Seal Beach is multifamily, 5+ units with 7,012 units. The share of all single-family units in Seal Beach is 43%, which is lower than the 62% share in the SCAG region. The average household size (as expressed by the population to housing unit ratio) is 1.84. Both housing type and average household size are influenced by the Leisure World community, which has a high proportion of multi-family units and low average household size.

Table II-11
Housing by Type –
Seal Beach vs. SCAG Region



CA DOF E-5 Population and Housing Unit Estimates

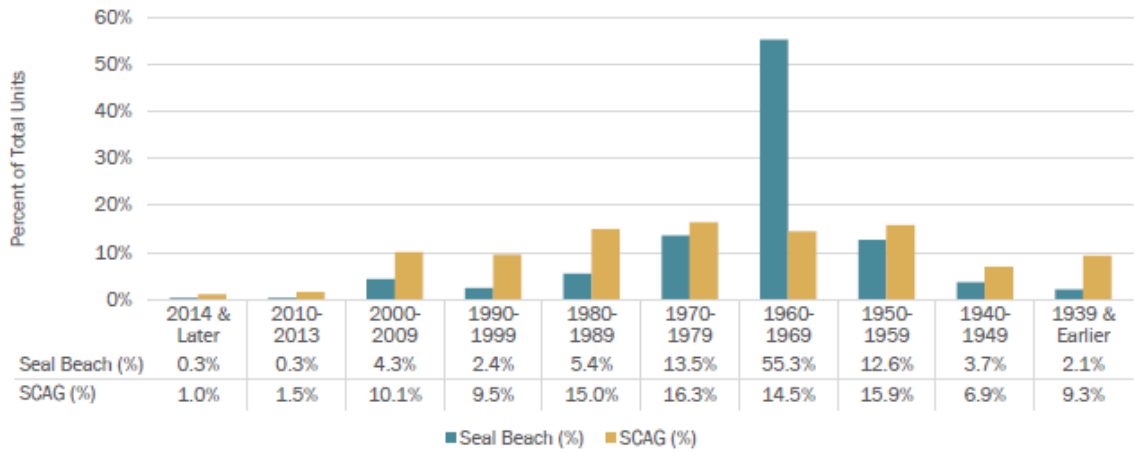
2. Housing Age and Conditions

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-12 shows the age distribution of the housing stock in Seal Beach compared to the region 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 50 years old, housing conditions are generally good to excellent, and very few homes are in need of any significant repair, based on staff observations. 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. Program 4b (Housing Conditions Monitoring) is intended to address these needs.

Table II-12
Age of Housing Stock –
Seal Beach vs. SCAG Region



	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Seal Beach (%)	0.3%	0.3%	4.3%	2.4%	5.4%	13.5%	55.3%	12.6%	3.7%	2.1%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

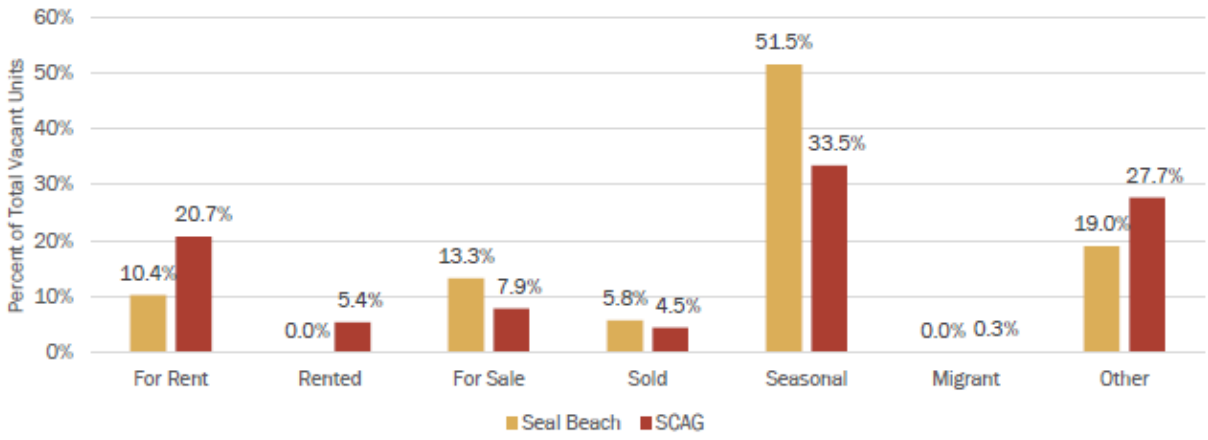
Seal Beach (%) SCAG (%)

American Community Survey 2014-2018 5-year estimates.

3. Vacancy Rates

Table II-13 shows the types of vacant units in Seal Beach compared to the SCAG region. Over half of vacant units in Seal Beach were classified as "seasonal" indicating these units are likely to be second homes.

Table II-13
Vacant Units by Type –
Seal Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

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 Orange County by income category as of 2021. Based on State-adopted standards, the maximum affordable monthly rent (including utilities) for a 4-person extremely-low-income households is $1,009, while the maximum affordable rent for very-low-income households is $1,671. The maximum affordable rent for low-income households is $2,689, while the maximum for moderate-income households is $3,201. These figures are adjusted for smaller or larger households.

Affordable 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 affordable home purchase prices by income category shown in Table II-14 have been estimated based on typical conditions. Affordable purchase prices have only been

estimated for the moderate and above-moderate level because affordable for-sale housing in high-cost areas is generally not feasible at the lower income levels.

Table II-14
Income Categories and Affordable Housing Costs, 2021 – Orange County

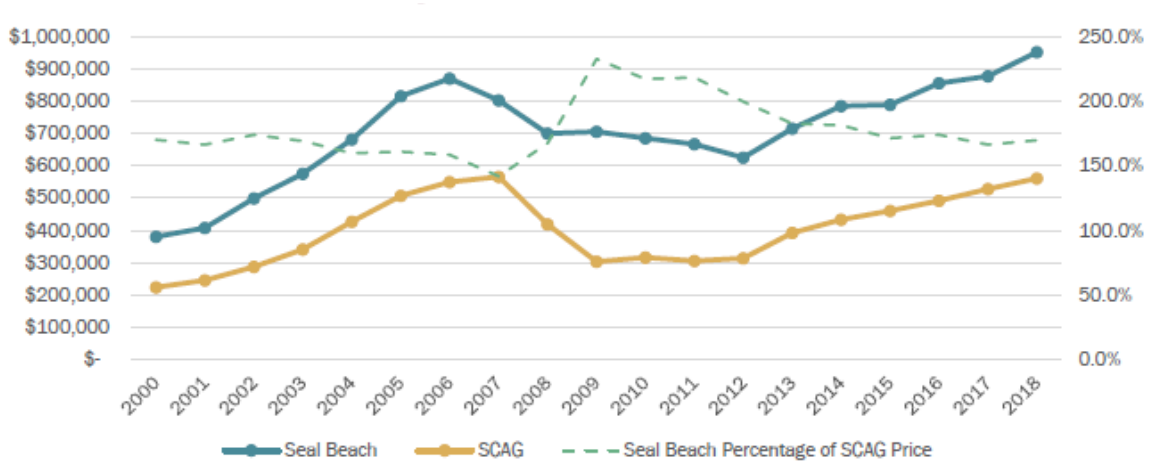
Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely Low	$40,350	$1,009	*
Very Low	$67,250	$1,681	*
Low	$107,550	$2,689	*
Moderate	$128,050	$3,201	$500,000
Above moderate	Over $128,050	Over $3,201	Over $500,000

Assumptions:
Based on a family of 4 and 2021 State income limits; 30% of gross income for rent or principal, interest, taxes & insurance; 5% down payment, 4% interest, 1.25% taxes & insurance, $350 HOA dues
Notes:
*For-sale affordable housing is typically at the moderate-income level
Source: Cal. HCD; JHD Planning LLC

b. For-Sale Housing

Between 2000 and 2018, median home sales prices in Seal Beach increased 151% while prices in the SCAG region increased 151%. Median home sales prices in Seal Beach in 2018 were $952,000, representing the highest prices as of that date. Prices in Seal Beach have ranged from a low of 141.8% of the SCAG region median in 2007 and a high of 232.7% in 2009 (Table II-15).

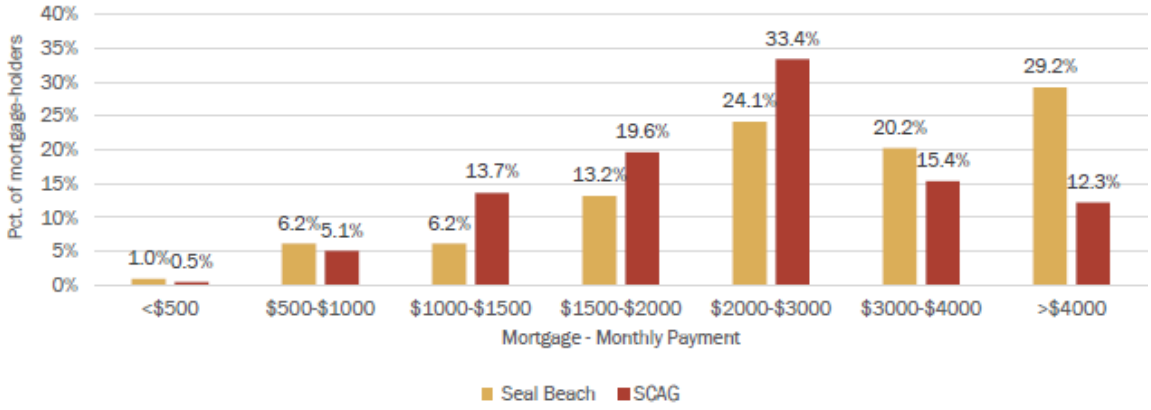
Table II-15
Median Home Sales Prices for Existing Homes, 2000-2018 – Seal Beach vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

As seen in Table II-16, the most common monthly mortgage cost for Seal Beach homeowners is over $4,000 as compared to $2,000 to $3,000 for the region as a whole.

Table II-16
Monthly Owner Costs for Mortgage Holders –
Seal Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

c. Rental Housing

As in most beach communities in Southern California, rents are relatively high compared to regional averages. According to 2015-2019 ACS estimates, the median rent in Seal Beach is approximately $1,907/month. Across Seal Beach's 2,996 renter households, 1,262 (42%) spend 30% or more of gross income on housing cost, compared to 55% in the SCAG region. Additionally, 561 renter households in Seal Beach (19%) spend 50% or more of gross income on housing cost, compared to 29% in the SCAG region (Table II-17). As illustrated in Table II-18, households with the lowest incomes typically spend the highest proportion of their incomes on rent.

Table II-17
Percentage of Income Spent on Rent –
Seal Beach

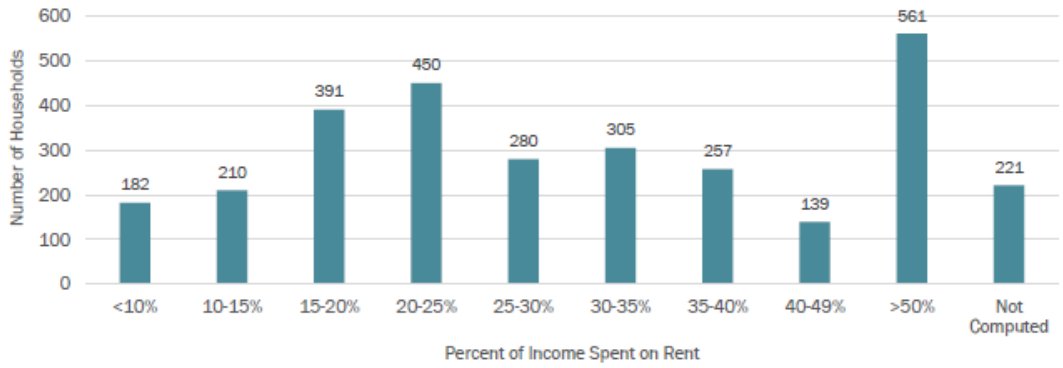
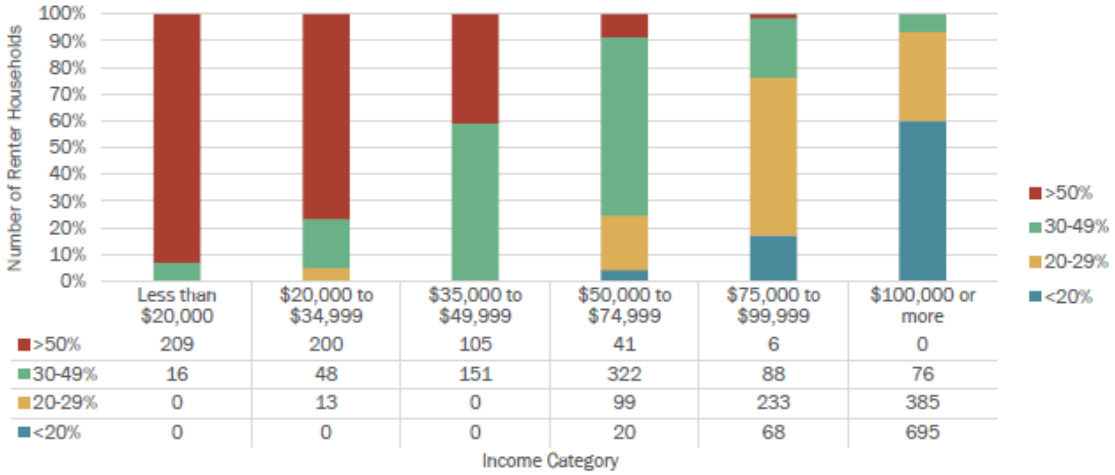


Table II-18
Rental Cost by Income Category –
Seal Beach



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	209	200	105	41	6	0
30-49%	16	48	151	322	88	76
20-29%	0	13	0	99	233	385
<20%	0	0	0	20	68	695

American Community Survey 2014-2018 5-year estimates.

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.

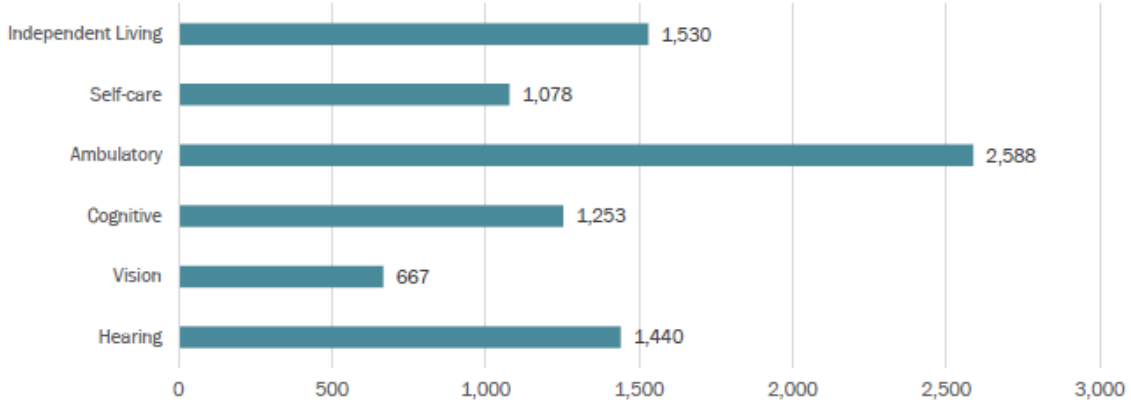
State Housing Element law defines "special needs" groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households with children, homeless people, and farm workers. Many households within these special needs groups also fall within 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.

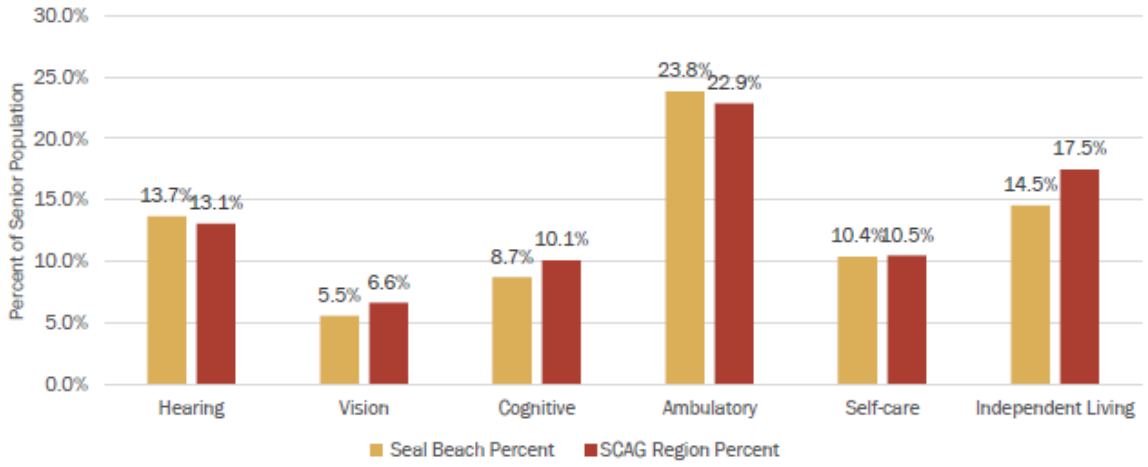
Table II-19 and Table II-20 show recent disability data for Seal Beach residents. The most common type of disability for all age groups as well as for seniors was ambulatory. Housing opportunities for those with disabilities can be improved through housing assistance programs and universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. The City currently offers an assistance program for qualified Leisure World residents to upgrade bathroom facilities for mobility (Program 4c).

Table II-19
Disabilities by Type – Seal Beach



American Community Survey 2014-2018 5-year estimates.

Table II-20
Disabilities for Seniors by Type – Seal Beach



American Community Survey 2014-2018 5-year estimates.

As seen in Table II-21, nearly half of Seal Beach residents who reported a disability were employed.

Table II-21
Disabilities by Employment Status – Seal Beach

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	357	48%	8,404	79%
Unemployed	72	10%	340	3%
Not in Labor Force	310	42%	1,959	18%
TOTAL	739		10,703	

American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

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 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. DDS data regarding developmental disabilities for Seal Beach residents are shown in Table II-22.

Table II-22
Developmental Disabilities for Seal Beach Residents

		Seal Beach
By Residence:	Home of Parent/Family/Guardian	94
	Independent/Supported Living	5
	Community Care Facility	0
	Intermediate Care Facility	0
	Foster/Family Home	5
	Other	5
By Age:	0 - 17 Years	109
	18+ Years	54
TOTAL		272

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019.
Data available in 161/197 SCAG jurisdictions.

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.

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.

In addition, City housing programs that respond to the needs of this population include 1d (Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing), 2b (Affordable Housing Resources), and 3a (Section 8 Rental Assistance).

2. Elderly

Seal Beach seniors age 65+ make up about 39% of the city's population, which is significantly higher than the regional share of 13%. (Table II-23). The unusually high number

of senior households in Seal Beach is in large part attributable to the presence of the Leisure World community. Recent Census data estimated that of Seal Beach's 7,250 senior households, 31% earn less than 30% of the surrounding area income, (compared to 24% in the SCAG region), and 53% earn less than 50% of the surrounding area income (compared to 31% in the SCAG region). 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, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs.

Table II-23
Elderly Households by Income and Tenure – Seal Beach

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	1,975	255	2,230	30.8%
	30-50% HAMFI	1,405	175	1,580	21.8%
	50-80% HAMFI	1,120	95	1,215	16.8%
	80-100% HAMFI	355	40	395	5.4%
	> 100% HAMFI	1,680	150	1,830	25.2%
	TOTAL	6,535	715	7,250	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

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), 1b (Mixed Use Zoning, 1h (Accessory Dwelling Units), 2a (Density Bonus), 2b (Affordable Housing Resources), 3a (Housing Choice Voucher), 4c (Provide Assistance to Lower Income Households), 4d (Provide Fee Waivers for Reasonable Accommodation Applications) and 5b (Housing Information and Referral).

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Recent Census data estimated that the most commonly occurring household size in Seal Beach is one person (45.1%) compared to about 23% for the region as a whole. Large households with 5+ persons represent only about 2% of Seal Beach households. This distribution indicates that the need for large units with three or more bedrooms in Seal Beach is significantly less than for smaller units.

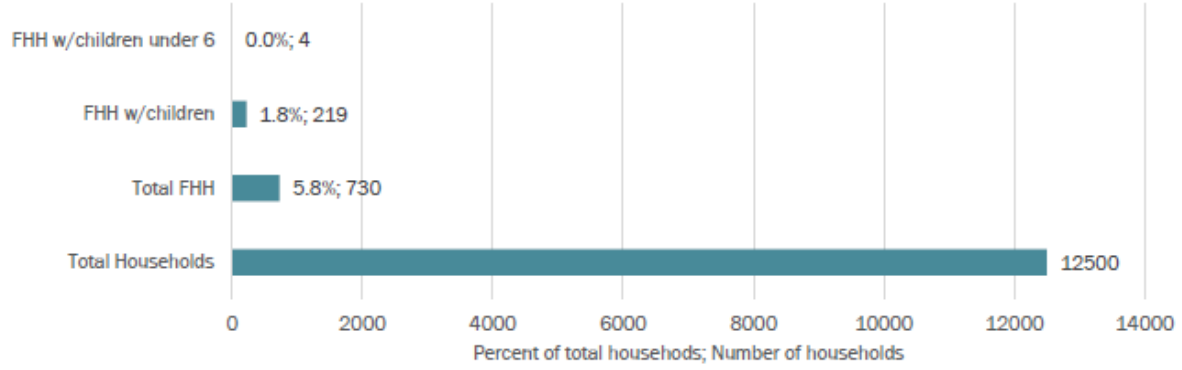
While large households are far less prevalent in Seal Beach than in some other cities, the following programs described in the Housing Action Plan (Chapter V) help to address these needs: 1a (Provision of Adequate Sites), 1b (Mixed Use), 1h (Accessory Dwelling Units), 2a

(Density Bonus), 2b (Affordable Housing Resources), 3a (Section 8 Rental Assistance), and 5b (Housing Information and Referral).

4. Female-Headed Households

Recent Census Bureau estimates (Table II-24) reported that about 6% of Seal Beach households are female-headed (compared to 14% in the SCAG region), 2% are female-headed and with children (compared to 7% in the SCAG region), and none were female-headed and with children under 6 (compared to 1% in the SCAG region).

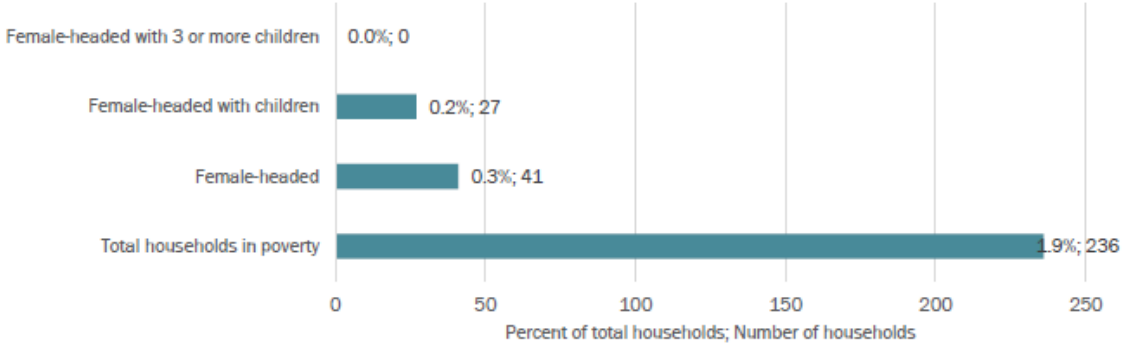
Table II-24
Female Headed Households – Seal Beach



American Community Survey 2014-2018 5-year estimates.

According to recent Census estimates, about 2% of all Seal Beach households are experiencing poverty, compared to 8% for the SCAG region as a whole (Table II-25). Poverty thresholds, as defined by the ACS, vary by household type.

Table II-25
Female Headed Households by Poverty Status – Seal Beach



American Community Survey 2014-2018 5-year estimates.

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), 1b (Mixed Use), 1h (Accessory Dwelling Units), 2a (Density Bonus), 2b (Affordable Housing Resources), 3a (Housing Choice Voucher), and 5b (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. According to recent Census employment data there are no farmworkers living in Seal Beach.

6. Homeless Persons

Throughout the country, homelessness is a serious problem. Factors contributing to homelessness include: changes in federal funding and policies on service provision to those experiencing mental health issues; the general lack of housing solutions, particularly transitional housing, and permanent supportive housing; insufficient housing affordable to lower-income persons; an increasing number of persons whose incomes fall below the poverty level; ongoing substance abuse challenges; and significant limitations in access to health care, including mental health care.

The most recent County of Orange "Point-in-Time" survey of the homeless population for which data is available was conducted in January 2019. That survey estimated that there were approximately 6,860 homeless persons in Orange County, of which 2,899 were sheltered and 3,961 were unsheltered[1]. Of those, 8 unsheltered persons and no sheltered persons were reported in Seal Beach.

The city is located in the Central Service Planning Area, or SPA, with eight other cities located in central Orange County. There are three SPAs in Orange County, utilizing the premise that addressing homelessness is best approached on a regional basis. Shared resources in the Central SPA include the County's Yale emergency shelter in Santa Ana, as well as a number of non-profits that provide homeless services within the area, including Human Options, Illumination Foundation, and Interval House. Interval House operates three stages of housing for victims of domestic violence in nearby Long Beach. Huntington Beach also operates an emergency shelter. In addition, Seal Beach staff is actively partnered with the County of Orange to create a more innovative approach to addressing mental health and emergency housing needs through additional non-profit and regional partners with the hope of providing additional resources in the coming months.

State law requires that jurisdictions quantify the need for emergency shelter and determine whether existing facilities are adequate to serve the need. An emergency shelter is defined

[1] County of Orange, 2019 Point in Time Final Report, July 30, 2019 (http://ochmis.org/wp-content/uploads/2019/08/2019-PIT-FINAL-REPORT-7.30.2019.pdf)

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." If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted "by-right" (i.e., without requiring discretionary approval such as a use permit). A jurisdiction could also satisfy its shelter needs through a multi-jurisdictional agreement with up to two adjacent communities to develop at least one year-round shelter within two years of the beginning of the planning period. As noted in Chapter IV the City allows emergency shelters in compliance with SB 2.

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. All financial obligations of the former Redevelopment Agency[2] have since been repaid. Under dissolution, the County of Orange became the Housing Successor, and manages the covenants for this development. The park includes 100 units (25 very-low- and 75 low-income). 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 Zone pursuant to Section 65590 (the Mello Act[3]). 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

[2] Language added by staff for clarification following Planning Commission meeting on January 18, 2022.

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

- The number of low- or moderate-income replacement units required within the Coastal Zone or within three miles of the Coastal Zone.

Table II-26 provides these statistics for the Coastal Zone through 2021.

Table II-26
Coastal Zone Housing Units
Seal Beach

Category	Units
Number of new units approved for construction in the Coastal Zone 1982 - 2021:	129
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:	13
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:	7

Source: City of Seal Beach, 2021

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 1f (Replacement Housing) in the Housing Action Plan (Chapter V) responds to the requirements of State law on this issue.

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 during the period from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Element of their General Plans.

The current RHNA was adopted by SCAG in March 2021. The future need for new housing was determined by the forecasted growth in households in a community as well as existing needs due to overpayment and overcrowding. The housing need was adjusted to maintain a desirable level of vacancy to promote housing choice and mobility and to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need was then distributed among four income categories on the basis of the current household income distribution.

After the total housing need was determined for the SCAG region, SCAG was tasked with allocating the RHNA to individual jurisdictions based on factors established in State law. The distribution of housing need by income category for each jurisdiction was adjusted to avoid an over-concentration of lower-income households in any community.

2. 2021-2029 Seal Beach Housing Needs

The total housing growth need for the City of Seal Beach during the 2021-2029 planning period is 1,243 units, which is distributed by income category as shown in Table II-27.

Table II-27
Regional Housing Needs 2021-2029

Very Low*	Low	Moderate	Above Mod	Total
258	201	239	545	1,243

Source: SCAG 2021
*Includes extremely low households, estimated to be one-half the very-low need (129 units).

A discussion of the City's resources for accommodating its housing growth need is provided in the Chapter III.

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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 RHNA 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

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.

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) - Federal funding for housing programs to benefit lower income residents and neighborhoods 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. CDBG funds are limited in geographical use, as project expenditures must be used to benefit lower income areas. As described in Section II of this document, most Seal Beach households fall in moderate to higher income brackets. Therefore, CDBG expenditures are currently limited to the Leisure World area. In FY 2021-22 the City received a $200,000 grant from the County and $49,000 in Permanent Local Housing Allocation funds from the State, which are being 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 (OCHA), 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 OCHA for potential occupancy by tenants receiving Section 8 certificates.

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 30 years.

2. Local Resources

On February 1, 2012, the Seal Beach Redevelopment Agency was dissolved as a result of the state legislature's approval of AB x1-26 and the California Supreme Court's action upholding that law. On February 1, 2012, the City became the Successor Agency to the Redevelopment Agency, and redevelopment housing assets were transferred to the Orange County Housing Authority as the Housing Successor. At this time, no dedicated funding source for affordable housing is locally generated.

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 Energy Code 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, Programs 1a and 1b 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).

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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 Element 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	1,007
Planning Area 4	45.3	15.7

Source: City of Seal Beach General Plan, 2021
*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 is 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, 2021

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 large group homes, 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 Homes[2]	-	-	M	-	-	-	-
Residential Care-General[3]	-	-	C	-	C	C	C
Residential Care-Limited[3]	P	P	P	P	C	C	C
Residential Care-Senior[3]	-	-	C	-	C	C	C
Transitional & Supportive Housing	4	4	4	4	4	4	4

Source: Seal Beach Municipal Code, 2021
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
3. See discussion under Special Needs Housing
4. Permitted subject to the same regulations as for other residential uses of the same type in the same zone

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 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 unit[4]. 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).

[4] 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

	RLD-9	RLD-15	RMD-18	RHD-20	RHD-33	RHD-46	Supplemental Regulations
Density/Intensity of Use - Lot Dimensions							
Maximum Density	1 unit per 5,000 sq. ft. of lot area, plus an "Accessory Dwelling Unit"	1 unit per 3,000 sq. ft. of lot area, plus an "Accessory Dwelling Unit"	1 unit per 2,500 sq. ft. of lot area	1 unit per 2,178 sq. ft. of lot area	1 unit per 1,350 sq. ft. of lot area	1 unit per 960 sq. ft. of lot area	See Section 11.4.05.115 for Accessory Dwelling Unit standards. See subsection A for Surfside Standards
Maximum Density with State Affordable Housing Bonus (du/ac)							See Chapter 11.4.55: Affordable Housing Bonus
Minimum Lot Area (sq. ft.)							
Interior Lots	5,000	3,000	5,000	2,500	5,000	5,000	(W) See Section 11.4.05.115 for Accessory Dwelling Unit standards.
Corner Lots	5,500	3,000	5,500	2,500	5,500	5,500	(W) See Section 11.4.05.115 for Accessory Dwelling Unit standards.
Nonresidential Uses	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	(W)
Corner Lots	55 x 100	35 x 80	50 x 100	25 x 100	55 x 100	55 x 100	(W)

	RLD-9	RLD-15	RMD-18	RHD-20	RHD-33	RHD-46	Supplemental Regulations
Minimum Floor Area (sq. ft.)							
Primary Dwelling Unit	1,200	1,200(E)	950	950	950	950	
Junior Accessory Dwelling Unit	220	220	220	220	220	220	
1-Bedroom Accessory Dwelling Unit	400	400	400	400	400	400	
2+-Bedroom Accessory Dwelling Unit	600	600	600	600	600	600	
Maximum Floor Area for Accessory Dwelling Units (sq. ft.)							
Junior Accessory Dwelling Unit	500	500	500	500	500	500	
Detached Accessory Dwelling Unit	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	
Attached Accessory Dwelling Unit	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	L-3
Maximum Lot Coverage (%)	(B)	67	50	75 (B)	60	80	(B) (W)
Substandard Lot Standards	Yes	Yes	Yes	Yes	Yes	Yes	(C)

Building Form and Location							
Minimum Yards (ft.)							
Front - Minimum	(D)	(E)	Average 12; minimum 6	Average 12; minimum 6	18	18	(D) (E) (W); L-3
Interior Side - Minimum	(A) (D)	(E)	10% of lot width; 3 ft.	10% of lot width; 3 ft.	10% of lot width; 3 ft.	10% of lot width; 3 ft.	(A) (D) (E) (W)

			minimum; 10 ft. maximum	minimum; 10 ft. maximum	minimum; 10 ft. maximum	minimum; 10 ft. maximum	
Corner Side - Minimum	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) (W)
Rear	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		(E) (W)
Main Building Envelope							
Flood Zone Heights	Yes	Yes	Yes	Yes	Yes	Yes	(F)
Maximum Height (ft.)	25 (A) (G) (not to exceed 2 stories)	25 (E)	(G)	25	35	35	(A) (G) (E) (W)
Maximum Height of Downslope Skirt Walls (ft.)	6	6	6	6	6	6	(H)
Projections	Yes	Yes (E)	Yes	Yes	Yes	Yes	(I) (E) (W)
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: Off-Street Parking and Loading

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; (W)
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
Walls and Fences	Yes	Yes	Yes	Yes	Yes	Yes	See Chapter 11.4.15
General Site Standards	See Chapter 11.4.10: General Site Standards						
Landscaping and Buffer Yards	See Chapter 11.4.30: Landscaping and Buffer Yards						
Signs	See Chapter 11.4.25: Sign Regulations						
Nonconforming Structures	See Chapter 11.4.40: Nonconforming Uses, Structures, and Lots						
Coastal Development Permit	See Chapter 11.4.35: Coastal Development Permit						
Reasonable Accommodations	See Chapter 11.5.30: Reasonable Accommodations						

L-1: Accessory Dwelling Units are not allowed in the RHD-20 District located in Old Town or the Surfside Colony area of the RLD-9 zone due to fire, access, parking and traffic impacts, except that one accessory dwelling unit per lot may be constructed within the existing space of an existing single-family residence or existing accessory structure within a zone for single-family use if the accessory dwelling unit meets all the requirements set forth in subsection T of this section.

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. Exception: Exterior stairways may be permitted on Single-Unit dwellings located within identified flood zones upon approval of an administrative use permit pursuant to Chapter 11.5.20: Development Permits.

L-3: Refer to Appendix A - City Council Approved Blanket Setback Variances.

L-4: As used in this section, “living area” means the interior habitable area of a dwelling unit including basements and attics but does not include a garage or any accessory structure.

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

DEVELOPMENT STANDARDS – COMMERCIAL AND MIXED-USE DISTRICTS						
	LC/RMD	*PO*	*MSSP*	*SC*	*GC*	*Additional Regulations*
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.)						
Base Density	2,500	--	--	--	--	(A)
Density for Mixed Use Development	2,000	--	--	--	--	(A)
Density – Affordable Housing Bonus	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						
Interior Side	varies	varies	varies	varies	varies	(C)
Rear	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%	--	--	--	--	

	LC/RMD	PO	MSSP	SC	GC	Additional Regulations
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: *Off-Street Parking and Loading*		
Reduced Parking Requirements	Yes			See Chapter 11.4.20: *Off-Street Parking and Loading*		
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: *General Site Standards*					
Fencing	See Chapter 11.4.15: *Fences, Hedges, and Walls*					
Parking and Loading	See Chapter 11.4.20: *Off-Street Parking and Loading*					
Signs	See Chapter 11.4.25: *Sign Regulations*					
Landscaping and Buffer Yards	See Chapter 11.4.30: *Landscaping and Buffer Yards*					
Coastal Development Permit	See Chapter 11.4.35: *Coastal Development Permit*					
Non-conforming Structures and Lots	See Chapter 11.4.40: *Non-conforming Uses, Structures, and Lots*					

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 it 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 with less than 25,000 population 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 2010 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 3c in Chapter V describes the City's efforts toward the completion of the LCP during the current planning period. Completion of the LCP is targeted for early 2023.

While a certified LCP will allow the City to have local control regarding coastal zone land use decisions, the City will still be responsible for implementing the Coastal Act. Policy directives from the California Coastal Commission and HCD often conflict with each other, creating challenges for cities like Seal Beach where a significant portion of the jurisdiction is located within the coastal zone.

Provisions of the Coastal Act can come at the detriment of maximum unit yield for residential developments within the coastal zone. For example, the recent Ocean Place housing development at Marina Drive and 1st Street (known as the DWP Property in the former Housing Element) submitted Coastal Development Permit (CDP) Application No. 5-13-003 to the Coastal Commission in 2013 to create a 6.4-acre passive open space park and 32 residential units on the remaining 4.5 acres. The site was originally zoned for visitor-serving commercial use in the 1980s. Coastal Commission originally denied the proposal, on the basis that changing land use from visitor-serving to residential use was inappropriate. A staff report from the Coastal Commission dated August 11, 2014, specifically states: "Private residential use, which is a low priority use under the Coastal Act, is not one of the allowed uses." This statement is followed by: "The applicant continues to propose a residential use, which is a low priority use under the Coastal Act."[5]

The applicant and the City had to spend extensive time and resources to demonstrate that market conditions have changed in the forty years since the visitor-serving use was originally established. Coastal Commission staff preference for the site to be used as a hotel/motel, park, or other visitor-serving commercial over residential use is reiterated several times in documentation associated with this CDP. The project was ultimately approved in March 2015, after two years of complex permitting and negotiation with Coastal Commission.[6] Several conditions of approval and project changes were imposed by the Coastal Commission, including:

- Park proposal changed from a passive park to active park, including addition of several amenities adding cost to the developer.

[5] California Coastal Commission, *Staff Report: Appeal of Executive Director Determination, Dispute Resolution No. 5-13-1233-EDD,* Submitted June 17, 2014, Staff Report Published August 1, 2014.

[6] California Coastal Commission, *Staff Report: Revised Findings, Application No. 5-12-1233*, filed October 21, 2014 and approved March 12, 2015.

- Park and trail improvements must be open for use by the general public prior to any residential occupancy.
- Parcel along Marina Drive was required to be dedicated free of charge, to be developed with visitor-serving uses including lower-cost overnight accommodations.

Over 60% of Seal Beach is located within the Coastal Zone. Coastal Commission's directive clearly favors uses other than residential on vacant parcels within the coastal zone, which poses a significant regulatory barrier to additional housing projects in over half of the city. CDP processing further complicates the approval process and introduces entitlement risk for a developer. There is also a financial burden for CDP processes that extend into several years or require additional studies to be submitted for Coastal Commission consideration. After the City has an approved LCP, there still is the potential for future residential project challenges and appeals to be raised to the Coastal Commission for decision-making purposes.

Further, sea level rise now must be taken into consideration when issuing CDPs per Coastal Commission's directive. In 2019, a project applicant submitted a CDP to Coastal Commission proposing a lot split at APN 199-064-55 to build two detached housing units on a single vacant lot. Though this property is surrounded on both sides by residential uses in similar size/density, is not waterfront, and does not currently experience flooding or other sea level rise related impacts, Coastal Commission denied the CDP. The property is mapped within a sea level rise hazard zone in a model called CoSMoS (Coastal Storm Modeling System, prepared by the US Geologic Survey). The basis for this decision was stated as "The proposed project was inconsistent with Section 30253 of the Coastal Act, to minimize risks to life and property and assure stability and structural integrity, as the proposal would effectively increase the density and intensity of use of a site in a manner that is different than if the same density were built on a single, unsubdivided lot, in a highly vulnerable area of Seal Beach."

The applicant ultimately withdrew the proposal and resubmitted a new application in 2021. This new application included the same development footprint but eliminated the lot split component and was approved with conditions as application No. 5-20-0646. While the desired density was accomplished without the lot split, Coastal Commission has now introduced concern that lot splits and lot line adjustments in other inland parts of the city will be prohibited in the future. Without the flexibility offered by lot line adjustments or lot splits, additional residential development at higher densities in the city will be difficult to achieve. It remains to be seen how the Coastal Commission will adapt to implementation of SB 9 (Atkins), which becomes effective January 1, 2022, and allows lot splits by right in certain zoning designations. Coastal Commission will continue to evaluate properties within Seal Beach against CoSMoS Sea level rise modeling and the City of Seal Beach Sea Level Rise Vulnerability Analysis, both of which indicate significant portions of the City may be at risk in the future.

Reluctancy to increase density can also be found in Coastal Commission's decision making regarding ADUs and parking requirements. While Government Code Section 65852.2 and the Seal Beach municipal code Section 11.4.05.115 allows some types

of ADUs to be exempt from parking requirements, the Coastal Commission historically has not permitted ADUs created through garage conversion projects that eliminate parking in the coastal zone. The basis for this decision is that eliminating off-street parking would require residents to park on-street, thus taking away parking spots from potential visitors. Allowing for parking exemptions to be made for specific types of ADUs is anticipated to be included in the Seal Beach LCP, but further coordination and approval from Coastal Commission would be required on this topic.

Lastly, as a condition of certain CDPs, some residential properties have deed restrictions that require property owners to waive their right to future shoreline protective devices. Depending how sea level rise hazards materialize, property owners in Seal Beach with recorded waivers would be prohibited by Coastal Commission to construct protective devices. This could result in residential unit loss in the future, and an overall negative impact on housing stock and availability.

Based on the examples covered above, land use decision making and policy directives from the California Coastal Commission significantly impact residential development within the coastal zone. Because directives from the Coastal Commission and HCD are often in conflict, cities like Seal Beach face challenges in trying to meet the expectations of both agencies.

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. Because of relatively high densities and small lots in Seal Beach and the greater potential for neighborhood impacts associated with large care facilities (e.g., traffic, noise, emergency access) these facilities are directed to non-residential districts subject to the following required findings:

   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.

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 Municipal Code, these facilities are permitted by-right in all zones where single-family uses are permitted, in conformance with state law, and are conditionally permitted in the PO, SC and GC districts.

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, 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.

- 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.

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 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."

In 2013, the Boeing Specific Plan was amended to permit emergency shelters by-right subject to the following development standards:

- Maximum of 25 beds
- Minimum separation of 300 feet between emergency shelters

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. These emergency shelter regulations are consistent with SB 2 and do not pose a constraint to the establishment of such facilities. The maximum shelter size of 25 beds is appropriate in consideration of the number of unsheltered homeless persons in Seal Beach, which was estimated in the most recent Point in Time count to be 8 persons.

AB 139 (2019) revised State law regarding parking standards for emergency shelters. To ensure that City development standards and procedures continue to provide adequate sites for emergency shelters, Program 1i includes a Zoning Code amendment to revise parking requirements for emergency shelters consistent with current law.

Low Barrier Navigation Centers

In 2019, the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent

housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." *Low Barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:

(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth

(2) Accommodation of residents' pets

(3) The storage of possessions

(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Chapter V includes Program 1i to address this requirement.

The City does not have specific parking standards for emergency shelters or other low barrier navigation centers, defined as Community Social Service Facilities in the zoning code. Per Municipal Code Section 11.4.20.015.D, Uses Not Specified, the Planning Director is responsible for establishing a requirement considering the parking requirements for the most nearly similar use and any other relevant studies/data regarding parking demand. Sufficient parking would be provided to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in accordance with AB 139 (2019).

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.

In 2013, the Municipal Code was amended to clarify that transitional/supportive housing is a residential use subject to the same standards and requirements as other residential uses of the same type in the same zone, in conformance with SB 2.

In 2018, AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Chapter V includes Program 1i to address this requirement.

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. In 2013, the Zoning Ordinance was amended to allow SROs subject to a conditional use permit in the RHD zone.

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. A reduction in required parking can be approved through the CUP process (Section 11.4.20.020.B). The parking requirements are summarized in Table IV-6.

In order to enhance the development feasibility of small apartments, the Municipal Code was amended in 2013 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 (1 space for studio and 1-bedroom units when restricted to low/moderate-income tenants) All spaces except guest spaces must be located in a garage or carport.
Accessory dwelling units	1 space per unit.

Source: Seal Beach Zoning Ordinance, Table 11.4.20.015.A.1 State law prohibits cities from imposing parking standards on most ADU's including those located within ½ mile of public transit. 2. States law also prohibits requiring the replacement of parking for conversion of an existing garage, carport conversion, or if a covered parking structure is demolished to be replaced with an ADU or is converted to an ADU.

e. Accessory Dwelling Units

Accessory dwelling units (ADUs) and Junior ADUs are regulated by §11.4.05.115 of the Municipal Code, which is intended to implement State law (Government Code §65852.150, §65852.2 and §65852.22) or any successor statutes. ADUs and JADUs that comply with applicable standards are approved ministerially without discretionary review or public hearing.

Several amendments to ADU law have been adopted by the State legislature in recent years. In July 2021, the City adopted revised ADU/JADU development standards reflecting legislation from 2019 and 2020. Program 1h is included in the Housing Action Plan to monitor legislation and update City regulations in conformance with changes in State law, as necessary.

f. Density Bonus

Under State density bonus law, cities must provide a density increase above the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan and other incentives 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 recent years the State Legislature has adopted changes to density bonus requirements. 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 2dand 4b 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, 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 condominium 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 condominium conversions have been filed in recent years. Program 4a calls for the continued implementation of the City's condominium conversion municipal code section.

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 current California Building Standards Code. Local amendments to the State code have been adopted to require fire sprinklers for some residential construction. Local amendments to Seal Beach Municipal Code Section 9.60.020.060.20 requires an automatic sprinkler system be installed throughout the following residential buildings:

903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

1. *New Buildings: Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.19, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.*

   Exception: Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code.

2. *Existing Buildings: Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:*
    a. *When an addition exceeds 2000 square feet and the resulting building area exceeds 5000 square feet.*
    b. *903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:*[7]
        i. *New Buildings: An automatic sprinkler system shall be installed throughout all new buildings, including attached garages.*
        ii. *An automatic sprinkler system shall be installed throughout when one of the following conditions exists:*
            1. *All existing Group R occupancies and U-1 garages when the total area is increased by 750 square feet or more.*
            2. *An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the Alteration or Combination of an Addition and Alteration, is 50% or more of area/value of the existing structure and where the scope of the work exposes building framing and facilitates sprinkler installation and is such that the Building/Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.*
    c. *Any addition to an existing building which has fire sprinklers installed.*

Exceptions:

1. *Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing non-ambulatory clients above the first floor and not housing clients above the second floor.*

2. *Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 425.8.3.3.*

3. *Pursuant to Health and Safety Code Section 13113 occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing*

[7] Group R is defined by the California Building Code Section 310 as R-1 (transient occupancy sleeping units such as boarding houses, congregate residents, hotels/motels), R-2 (permanent occupancy sleeping units such as apartments, congregate residences, hotels/motels, live work units, vacation timeshares), R-2.1(occupancy in a supervised residential care environment), R-3 (occupants are primarily permanent in nature but not classified in R-1, R-2 or R-4), and R-4 (occupants are primarily permanent in nature, reside in a 24-hour basis in a supervised residential environment and receive custodial care).

such children have an automatic fire alarm system activated by approved smoke detectors.

4. *Pursuant to Health and Safety Code Section 13143.6 occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).*

While the amended building codes and enforcement increase the cost of development, the requirement for fire sprinklers does not pose a constraint to affordable housing or other residential development within the city.

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-7.

Table IV-7
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

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 Community Development Director to ensure conformance with applicable regulations and development standards. Assuming development conforms top Zoning regulations, 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 conform 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.

An 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, with exception for some provisions in the Main Street Specific Plan, affecting a very limited geographic area and primarily targeting commercial street fronts

Once a project is approved by the Planning Division, applicants outside the Coastal Zone may move immediately into plan check and building permit issuance. Upon submittal to the Building Division, which may be done electronically for faster and simpler access, the initial review typically takes 14 to 30 days, depending upon complexity of the project. Corrections, should they be needed, take less than two weeks and often only a few days. Once construction commences, building inspections and subsequent permits as needed are almost immediate, with inspections typically being available the day after requested. For projects within the Coastal Zone, the applicant must submit to the Coastal Commission in between Planning approvals and Building approvals. The City has no authority over that timeline.

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.

c. Requests to Develop Below Anticipated Densities

Requests to develop housing at densities below those anticipated in the Housing Element may also constitute a constraint to housing development. Over the last housing cycle, the City received one application to develop a site with less units than anticipated. The Ocean Place development (known in the previous Housing Element as the DWP Specific Plan Property) originally proposed to construct 32 units;

however, as discussed under the Local Coastal Program in the Governmental Constraints Section, only 30 units were ultimately constructed specifically due to restrictions placed on the project by the California Coastal Commission.

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-8 summarizes the development fees for typical residential projects.

Table IV-8
Planning and Development Fees

Fee Category	Fee or Deposit Amount
Planning and Application Fees[1]	
Pre-Application Conference	$231
Parcel Map	$1,550
Tentative Tract Map	$2,309
Concept Approval (coastal)	$288
Major Site Plan Review	$1,240
Minor Use Permit	$310
Conditional Use Permit	$1,550
Planned Unit Development	$3,082
Specific Plan	$11,200
Environmental Review[1]	
Categorical Exemption	$1,100
Initial Study (review and preparation)	$1,800 deposit
Negative Declaration	$2,000 deposit
Environmental Impact Report (review)[2]	$30,000 deposit
Regional Development Impact Fees[3]	
Water connection fees[4]	$5,307
Sewer connection fees	$2,754
Road fees (per unit)	$788 (condo) $959 (apartment) $1,462 (single-family house)
Est. total fee % of total development cost[5]	SF – 3% MF – 5%

Source: City of Seal Beach Development Services Department, June 2021
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 $1,000,000 for SF and $600,000 for MF

The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule. The current fee schedule is based on a fee study completed in 2021.

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-9 illustrates the City's road improvement standards.

Table IV-9
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.

4. Federal Land Uses (NWS Seal Beach)

The Naval Weapons Station (NWS) Seal Beach was established in 1944 for weapons and munitions loading, storage and maintenance and has operated continuously into present day. This federal land use occupies 8.2 square miles within the city, accounting for approximately 70% of the jurisdiction. It is estimated that NWS Seal Beach employs about 740 military and civilian personnel on the installation, with about 320 family members and up to 850 reservists that may be present on training weekends. NWS Seal Beach housing includes 186 enlisted housing units and eight officer units/houses; these units are limited to service members stationed on-site.

This federal land use constitutes the majority of land within Seal Beach. Within NWS Seal Beach, the Seal Beach National Wildlife Refuge constitutes approximately 900 acres as a marine protected area to protect environmentally sensitive habitat areas. The Navy contracts with farmers for agricultural uses on-site, primarily north of Westminster Boulevard. While significant acreage of vacant land exists on NWS Seal Beach, federal ownership and active military use prevents additional residential units from being developed on-site without initiative from the federal government. As

noted in the land inventory, the Navy is currently moving forward with one site for development.

In the unlikely event military uses are ever vacated from this site, existing environmental constraints would limit development. The Seal Beach National Wildlife Refuge would remain protected, and other sensitive habitats on-site could be identified as well. Contamination and hazardous material clean-up would also be required.

4. Airport Land Use Commission

The Orange County Airport Land Use Commission (ALUC) is county entity under the Public Utilities Code Section 21670 that assists local agencies in assuring land use compatibility near Orange County airports. The Joint Forces Training Base Los Alamitos is located just north of Seal Beach, therefore portions of the city are located within the Airport Influence Area that ALUC reviews, which includes restrictions on height for safety purposes, as well as noise considerations for compatibility. Most development proposals are accommodated under approvals from the Director or Planning Commission, though amendments to the General Plan would be reviewed for consistency with the Airport Environs Land Use Plan by ALUC.

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.

Coastal constraints related to sea level rise are discussed alongside the Local Coastal Program in the Governmental Constraints section. Additionally, two major wetland areas are located within the City: the Los Cerritos Wetlands, located on the Hellman Ranch Property, and the Seal Beach National Wildlife Refuge, located on the NWS Seal Beach property. Several development proposals were issued over the years to develop Hellman Ranch and failed for various reasons. In 1981, the City approved a 1,000-unit project by Ponderosa homes that was ultimately denied by Coastal Commission because the project did not provide for wetlands conservation. In 1989, the City approved a 329-unit project by Mola Development Corp., but the project was ultimately blocked by lawsuits. In 1996, John Lang Homes proposed a 70-unit project to occupy about 10 percent of the property. As part of this proposal, Coastal Commission required portions of the Hellman Ranch Property to be deed restricted for future wetland restoration. During the grading process, cultural resources and Native American burials were found on-site. Ultimately, the project was scaled back to 64 homes. While Hellman Rancho/Los Cerritos Wetlands area constitutes a significant acreage of vacant space within the city, this area is not suitable for residential development in the future. [8]

Similarly, the 900+ acre wetlands located on NWS Seal Beach are protected as a National Wildlife Refuge. In the unlikely event the US Navy elects to vacate their property in Seal Beach, these wetlands would continue to be protected by US Fish and Wildlife Service. Other land use limitations associated with NWS Seal Beach is discussed under Federal Land Uses within the Governmental Constraints section, above.

Wildfire severity zones and FEMA flood zones can also pose constraints to development. The CalFire Fire Hazard Severity Zone map does not identify any very high fire hazard severity zones in Seal Beach. The AFFH mapping tool identifies some areas that are within a FEMA 100-year flood zone. The only significant flood zone in the city exists almost entirely within the NWS Seal Beach area. Some minor flood zones exist along the coast, a small flood zone at the western edge of Census Tract 995.04, and a small flood zone surrounding Old Ranch Country Club in Census Tract 1100.12. It is unlikely that these hazard zones would significantly hinder housing development.

2. Infrastructure Constraints

The City of Seal Beach provides several utilities to customers within the city including water, sewer, street sweeping, and tree trimming. External providers provide customers with dry utilities. Electricity is provided through Southern California Edison. Internet service is provided through Spectrum.

Seal Beach is almost completely "built out" and necessary infrastructure such as water, wastewater and drainage systems are in place. The amount of new

[8] The Orange County Register, *New hands at the ranch,* https://www.ocregister.com/2006/08/19/new-hands-at-the-ranch/, accessed December 15, 2021.

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. Regardless, future Land Use Element amendments and Zoning changes needed to implement the 6th Cycle Housing Element will require full analysis under CEQA, including mitigation, if necessary.

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. Capacity for additional units would be created as build-out continues and specific projects are proposed. Providers have priority for low-income units.

3. Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and ongoing increases in the housing market have 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, especially in coastal areas, poses a significant challenge to the development of lower-income housing. Popular housing and real-estate websites demonstrate this issue; in the surrounding coastal cities of Orange County like Long Beach and Huntington Beach, an acre of land in a coastal city can sell at a premium. Land cost varies greatly depending on lot location, size, configuration, and the ability to support development. Proximity to the coast, San Gabriel River, or other desirable views can increase property value as well.

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 significantly higher pace than the general rate of inflation.

One indicator of construction costs is the Building Valuation Data, compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing and mechanical work, in addition to interior finish and normal site preparation. The data are national, and do not account for regional differences, nor include the price of land upon which the building is constructed. The most recent Building Valuation Data, dated February 2021, reports the national

average for development costs per square foot for apartments and single-family homes as follows: [9]

- Type I or II, R-2 Residential Multi-family: $157.74 to $179.04 per square foot
- Type V Wood Frame, R-2 Residential Multifamily: $120.47 to $125.18 per square foot
- Type V Wood Frame, R-3 Residential One- and Two-Family Swelling: $130.58 to $138.79 per square foot
- R-4 Residential Care/Assisted Living Facilities generally range between $152.25 to $211.58 per square foot

Additionally, labor costs are influenced by the availability of workers and prevailing wages. In January 2002, SB 975 expanded the definition of public works and the application of the State's prevailing wage requirements. It also expanded the definition of what constitutes public funds, capturing significantly more projects (such as housing) beyond just public works that involve public/private partnerships. Except for self-help projects, SB 975 requires payment of prevailing wages for most private projects constructed under an agreement with a public agency aiding the project. As a result, prevailing wage requirement substantially increases the cost of affordable housing construction. In addition, a statewide shortage of construction workers may be further exacerbated by limitations and restrictions due to the current COVID-19 pandemic. Although construction costs are a significant factor in the overall cost of residential development, the City of Seal Beach has no direct influence over materials and labor costs and must comply with regulations under SB 975.

5. Cost and Availability of Financing

Seal Beach is typical of Southern California communities with regard to private sector home financing programs and interest rates. In recent years, mortgage interest rates have been very low by historic standards, resulting in increased affordability for home purchasers with good credit.

6. Impacts of COVID-19

The COVID pandemic has had an impact on market conditions and appears to favor more development of housing on nonresidential sites. One impact of the COVID-19 pandemic is the acceleration and expansion of telecommuting/remote working. At this point, it appears the trend, though not yet stabilized, is likely to be broadly adopted by a large number of employers. Many office spaces have become vacant, idle or obsolete during this changing employment shift. There is evidence of increased efficiencies in working productivity as a result of reduced commuting and virtual meeting. This has further softened the nonresidential market

[9] International Code Council, *Building Valuation Data – FEBRUARY 2021*, https://cdn-web.iccsafe.org/wp-content/uploads/BVD-BSJ-FEB21.pdf, accessed December 15, 2021.

and may create additional opportunities and incentives for redevelopment for or with residential uses. While a recovery in commercial activity is expected, it is not clear how long it might take to achieve pre-pandemic levels, if at all.

C. Affirmatively Furthering Fair Housing

1. Introduction

All General Plan Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with Assembly Bill (AB) 686, passed in 2017, requiring an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions that counter discrimination and overcome patterns of segregation. The Affirmatively Furthering Fair Housing (AFFH) analysis includes a summary of fair housing issues, an assessment of fair housing enforcement and outreach capacity, an analysis of segregation patterns and disparities in access to opportunities, and an identification of fair housing goals and actions.

This requirement must:

- Include a program that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes (applies to housing elements beginning January 1, 2019).
- Assess fair housing that includes summary of fair housing issues, an analysis of available federal, state, and local data, and local knowledge to identify contributing factors to fair housing issues.
- Prepare the housing element land inventory and identification of sites through the lens of Affirmatively Furthering Fair Housing.

In accordance with AB 686, the City has completed the following AFFH outreach and analysis.

2. Outreach

Community outreach related to the Housing Element update is documented in Appendix C, Public Participation Summary. The City hosted two public Ad Hoc Committee Meetings and two City Council/Planning Commission study sessions in a virtual format. An online survey was published and received 14 responses. City residents and other interested stakeholders had the opportunity to participate through the City's website, and questions received through this platform are also documented in Appendix C.

<u>Issues Potentially Reducing Participation.</u> COVID-19 and in-person gathering restrictions significantly affected outreach capabilities and attendance related to the Housing Element Update. As the Ad Hoc meetings and study sessions were hosted virtually, the City experienced a decrease in participation over previous

years. This decrease in participation was not only found with the Housing Element update process, but is a general trend observed across other community outreach efforts since March 2020.

As Seal Beach is a city with an older demographic, the online-only space potentially reduces participation by creating challenges for older residents. Only 88.9% of households in Seal Beach have a computer (compared to 95.3% of households within Orange County), and 84.1% of households have a broadband Internet subscription. As nearly 40% of the Seal Beach population is over the age of 65, this discrepancy in Internet access is likely due to older population. Nevertheless, COVID-19 restrictions prevented in-person gatherings and the City was required to engage the community in a virtual space to protect the health and safety of the community.[10]

3. Assessment of Fair Housing Issues

Fair Housing Enforcement and Outreach Capacity

The City of Seal Beach is contracted with the Fair Housing Council of Orange County (FHCOC), which provides a range of "no-cost" fair housing services provided to eligible clientele throughout the County's Urban County program areas that are victimized and affected by illegal housing practices. This contract ensures equal access to housing opportunities through fair housing enforcement and education within Seal Beach. Fair housing enforcement includes investigating housing discrimination complaints, assisting with referrals to government enforcement agencies and assisting in litigation aimed at stopping illegal discriminatory housing practices.

City staff infrequently receives questions regarding fair housing issues. When needed, the City refers individuals with fair housing questions and/or potential issues to FHCOC. The FHEO Inquiries by City (HUD 2013-2021) provided through the HCD AFFH Data Viewer Tool indicated no inquiries were made within the city during this time. The City is proposing Programs 5a, 5b, 5c, and 5d (Section V, Housing Action Plan) to affirmatively further fair housing through FHCOC, providing fair housing and tenant landlord counseling services. FHCOC would also be contracted to perform fair housing audits and investigate fair housing complaints.

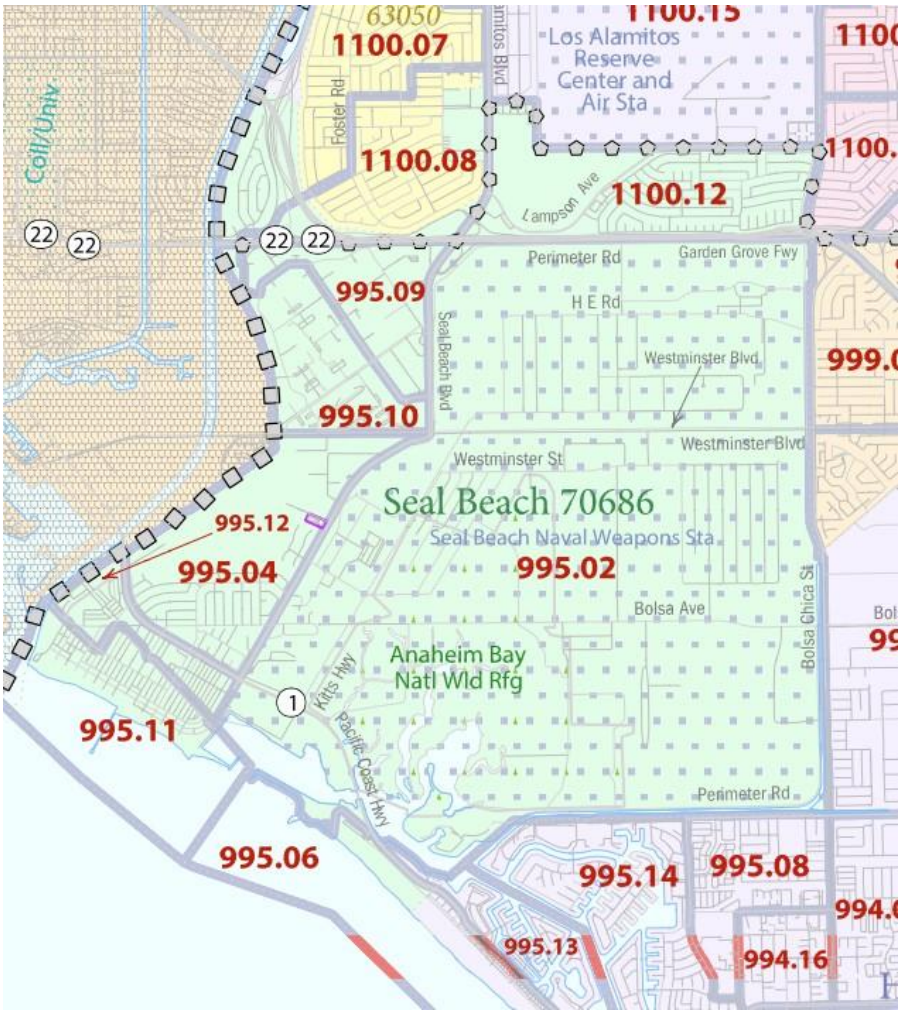
City Overview

Much of the fair housing analysis is based on data provided at the census tract level. The jurisdiction includes a total of 10 census tracts. A few census tracts are not solely located within the City of Seal Beach and include portions in other jurisdictions. This includes Census Tracts 1100.07 and 1100.08 in the northern portion of Seal Beach. As a result, demographic information for these tracts also reflects neighboring communities, as well as Seal Beach. Some tracts include more land and households in the adjacent city than in Seal Beach, which therefore distorts and skews characteristics of the portion in Seal Beach. Figure IV-1 depicts the census tracts that make up the City of Seal Beach.

[10] US Census Quickfacts, 2019.

Throughout the analysis, few tracts repeatedly stand out with trends of higher levels of segregation and disproportionate need, including potential displacement risk. In the rare instances where census tract data shows concentrations of need, there is often an explanation associated with unique land uses within Seal Beach. An example would be the land uses at the Naval Weapons Station (NWS) Seal Beach (located on Census Tract 995.02) and a 55+ age restricted retirement community called Leisure World (located on Census Tracts 995.09 and 995.10). These specific land uses result in concentrations of specific demographics; data can indicate characteristics about both communities that require contextualization. Additionally, the NWS Seal Beach property on Census Tract 995.02 is significantly larger than most other census tracts in the region. The unusually large size of this area may visually distort how data is expressed without appropriate contextualization.

Figure IV-1 Census Tracts



Source: United States Census Bureau, *2020 Census – Census Tract Reference Map.*

Leisure World is a Planned Unit Development (PUD), developed in the early 1960s as the first major planned retirement community in the United States. The majority of Leisure World is zoned RHD-PD (Residential High Density-Planned Development), with small parcels zoned as SC (Service Commercial), PO (Professional Office), LM (Light Manufacturing) and RG (Recreation/Golf), all designed to support the residential uses. Leisure World is specifically not an assisted living facility, but units are designed to accommodate aging in place and include other amenities that benefit senior citizens. Units are single-story, majority either one or two bedrooms in size. There are few multi-story condominium structures (two to three stories) within Leisure World. However, the majority of units are ground level, single-story in the "garden style" with open access to shared greenbelts. Within Leisure World, smaller home-owner association style organizations called "mutuals" are responsible for maintenance and management. The Golden Rain Foundation (GRF) manages the Leisure World Trust property, which includes many on-site amenities: clubhouses, golf courses, pool, library, and streets. The GRF also is responsible for programming. Amenities within

Leisure World are limited to residents and their guests only and are not open to the public.[11]

NWS Seal Beach is a United States Navy installation for weapons and munitions loading, storage and maintenance, approximately 8.2 square miles in size (70% of land within Seal Beach). NWS Seal Beach was commissioned in 1944 at the height of World War II. The property was considered ideal due to the availability of open space and proximity to Navy fleet concentrations in Long Beach and San Diego. Since 1944, NWS Seal Beach has operated continuously and is now the Navy's primary West Coast ordnance storage, loading and maintenance installation. Cruisers, destroyers, frigates, and medium-sized amphibious assault ships are loaded with missiles, torpedoes, countermeasure devices and conventional ammunition at the facility's 850-foot long wharf. An average of 40 vessels are loaded or unloaded each year. It is estimated that 300 military and civilian employees work at NWS Seal Beach.[12]

In addition to the military uses, approximately 900 acres on-site are designated as the Seal Beach National Wildlife Refuge. Habitat types within the refuge include subtidal, intertidal, mudflat, coastal salt marsh and upland habitat. The refuge is key critical habitat for several threatened and endangered species. [13]

As a federally owned military property, the City of Seal Beach does not have land use control or decision-making authority on NWS Seal Beach. Additionally, NWS Seal Beach is exempt from land use decision-making from the California Coastal Commission. While the City maintains a positive and cooperative relationship with NWS Seal Beach and strives to maintain harmony in land uses, decisions on NWS Seal Beach remain within the purview of the federal government. As NWS Seal Beach accounts for approximately 70% of the land within the City of Seal Beach, the presence of this military installation is a unique consideration in regard to the Housing Element.

[11] Leisure World Seal Beach, *Welcome to Leisure World Seal Beach,* https://www.lwsb.com/, accessed December 16, 2021.

[12] U.S. Navy, *Naval Weapons Station Seal Beach,* https://www.cnic.navy.mil/regions/cnrsw/installations/nws_seal_beach.html, accessed December 16, 2021.

[13] U.S. Fish and Wildlife Service, *Seal Beach National Wildlife Refuge – California,* https://www.fws.gov/refuge/seal_beach/, accessed December 16, 2021.

Integration and Segregation

Race and Ethnicity. The racial and ethnic makeup of a jurisdiction is critical in analyzing housing demand and determining fair housing needs, as there is typically a nexus between racial/ethnic composition and other housing characteristics such as household size, mobility, and locational preferences.

Figure IV-2 depicts the racial and ethnic majority by census tract in Seal Beach. The entirety the Seal Beach census tracts have either a sizeable to predominant White majority.

Figure IV-2 Racial and Ethnic Majority

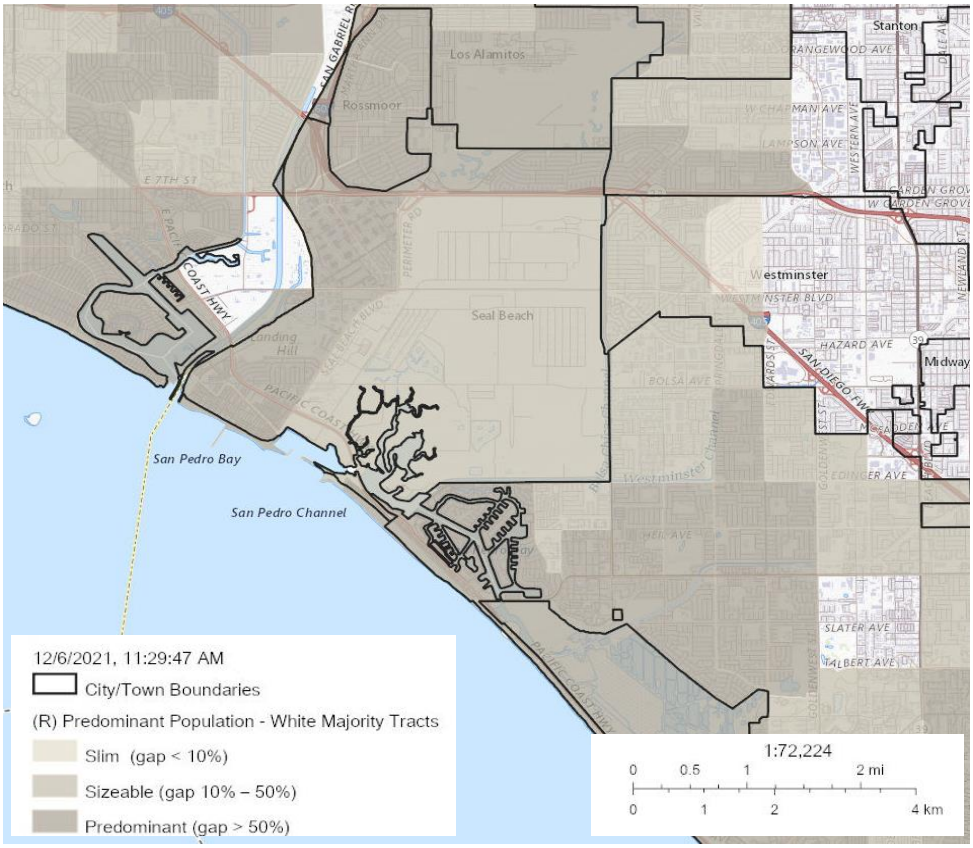


Figure IV-3 and Figure IV-4 display the percentage of the non-White population in 2010 and 2018 by census block group. From 2010 to 2018, the percentage of non-White residents in Seal Beach has increased across the city; in 2010 the majority of the City's racial demographic was at most 40%, and in 2018 the demographic racial demographic was primarily 21-60%. There are higher percentages of non-White residents within Census Tract 995.02, where the NWS Seal Beach is located, and Census Tract 1100.12, which constitutes the eastern area of Seal Beach.

An analysis determined that the HCD AFFH Data Viewer maps for 2010 and 2018 used different definitions of White and non-White populations. The 2010 map is based on the "2010 White Population) from the US Census, which included people who identified as Hispanic White. In contrast, the 2018 map included people who identified as Hispanic White in the total Hispanic and non-White populations. Because of the different data presentation in the 2010 and 2018 map, direct comparisons cannot be drawn. It is likely that the 2010 map shows less diversity than actually existed at the time. The 2018 map would be a more accurate reflection of diversity in the present day.

Figure IV-3 Percent of the Population that is non-White, 2010

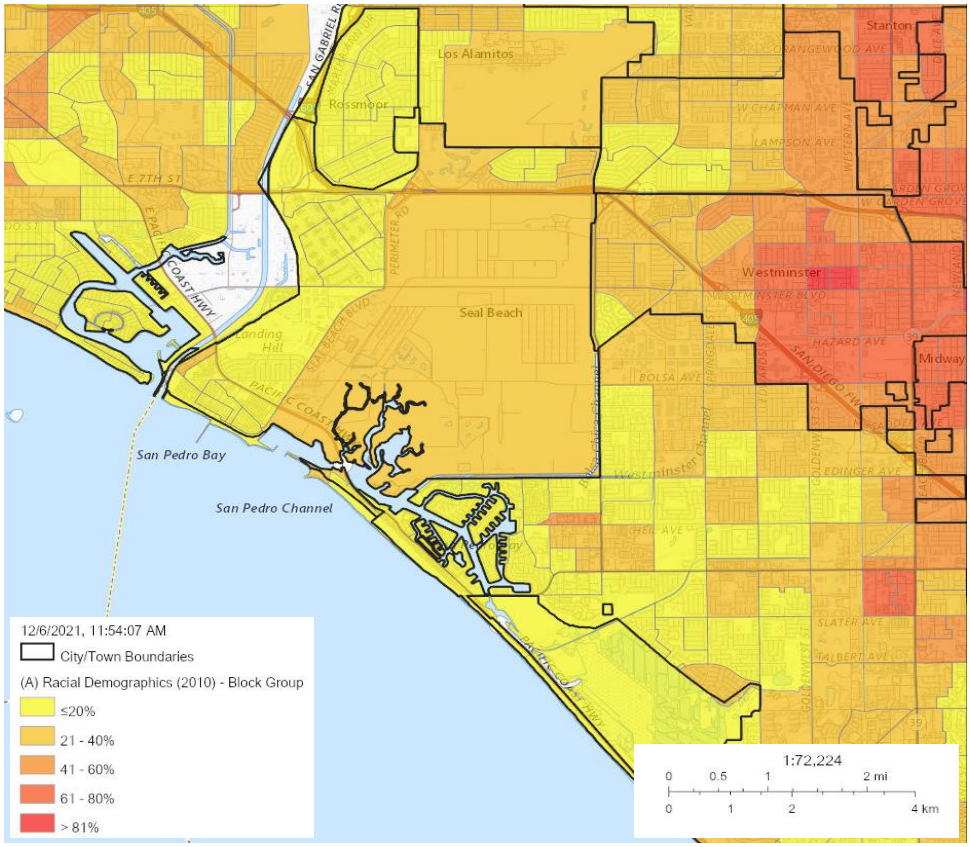
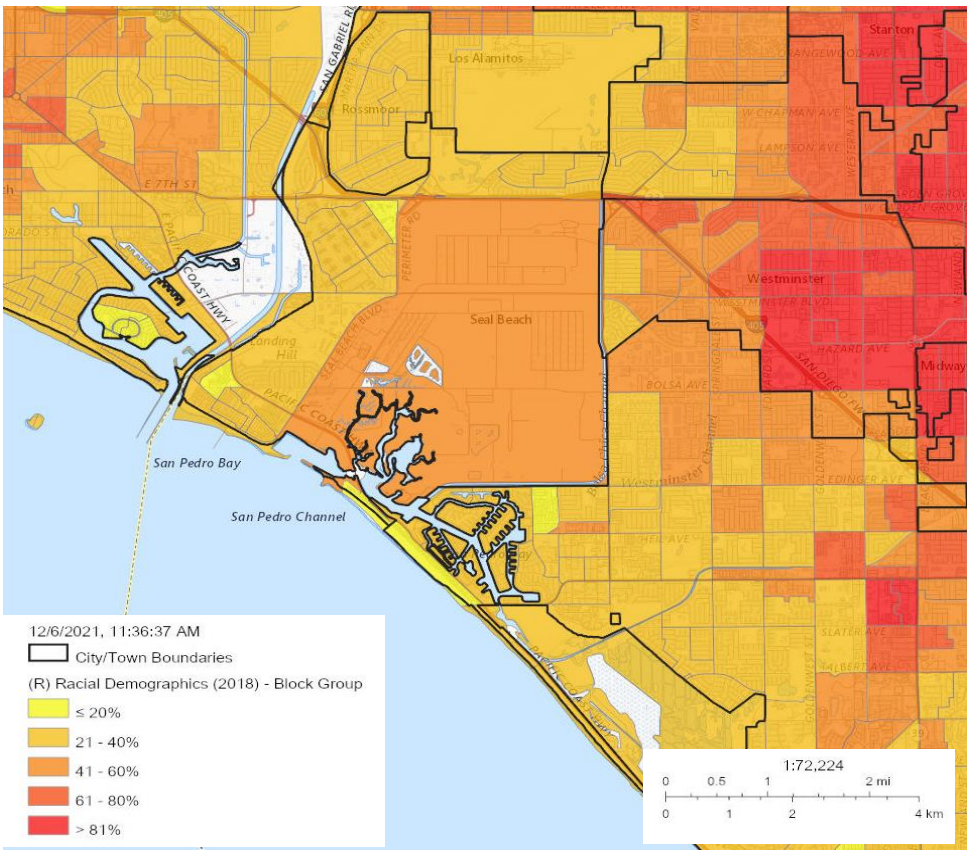


Figure IV-4 Percent of the Population that is non-White, 2018



According to the United State Census Bureau population estimates for 2019, Seal Beach has a notably lower percentages of non-White racial and ethnic demographics when compared to Orange County (refer to Table IV-10 and IV-11, below). Specifically, Seal Beach has a population that is 9.1% Hispanic or Latino compared to 31.3% of Orange County, and 11.1% Asian population compared to 21.7% of Orange County. Additionally, the White alone, not Hispanic of Latino population of Seal Beach is 70.6% compared to 39.8% for Orange County.[14]

[14] United State Census Bureau, *QuickFacts: Seal Beach city, California; Orange County, California*, https://www.census.gov/quickfacts/fact/table/sealbeachcitycalifornia,orangecountycalifornia/PST045219, accessed December 7, 2021.

Table IV-10

Race and Ethnicity, Seal Beach and Orange County (2019)

Category	Seal Beach (2019)	Orange County (2019)
Hispanic	9.1%	31.3%
White (Non-Hispanic)	70.6%	39.8%
Asian (Non-Hispanic)	11.1%	21.7%
Black (Non-Hispanic)	2.3%	2.1%
American Indian or Alaska Native (non-Hispanic)	0.3%	1.0%
All Other (Non-Hispanic)	0.3%	0.4%
Two or More Races	4.4%	3.6%

Source: United State Census Bureau, QuickFacts: Seal Beach city, California; Orange County, California, https://www.census.gov/quickfacts/fact/table/sealbeachcitycalifornia,orangecountycalifornia/PST045219, accessed December 7, 2021.

Table IV-11

Race and Ethnicity, Seal Beach and Orange County (2010)

Category	Seal Beach (2010)	Orange County (2010)
Hispanic (any race)	10%	34%
White (Non-Hispanic)	77%	44%
Asian (Non-Hispanic)	9%	18%
Black (Non-Hispanic)	1%	1%
American Indian or Alaska Native (non-Hispanic)	0.2%	0.2%
All Other or 2+ Races (Non-Hispanic)	3%	3%

Source: City of Seal Beach, 2013 – 2021 Housing Element, October 14, 2013.

One metric used to quantify segregation is the dissimilarity index. The dissimilarity index measures how evenly two groups are distributed throughout a sub-area (block group) of a larger area (city) using a number between one and one hundred. The index score reflects the percentage of a group's population that would have to change residence for each neighborhood (block group) to have the same percentage of that group across all neighborhoods in the city. The formula provided in HCD's AFFH Handbook was used to generate this calculation.

The categories for a dissimilarity index (shown as percentages) as defined by HCD are as follows:

- < 30: Low Segregation
- 30 – 60: Moderate Segregation
- > 60: High Segregation

The indices for the City of Seal Beach are shown in Table IV-12, below. They reveal the most significant segregation index value exists between the black/white population, at 35.72 or defined as moderate segregation. The remainder of index values between the other racial/ethnic groups remain in the low segregation category. Seal Beach shows more integration when compared to Orange County on regional scale; however, this could be attributed to the racial homogeneity of Seal Beach also affecting low dissimilarity index.

Table IV-12

Dissimilarity Index Values

Racial/Ethnic Dissimilarity Index	Seal Beach (2020)	Orange County (2020)
Non-White/White	10.56	44.71
Black/White	35.72	46.98
Hispanic/White	16.70	52.82
Asian or Pacific Islander/White	26.08	43.19

Source: Orange County Analysis of Impediments to Fair Housing Choice, 2020.

Income. Figure IV-5 depicts the percentage of people in each census block that are of low to moderate incomes. Six block groups show more than 75% of the population is low to moderate income. This congregation of low to moderate income households are concentrated within Leisure World Seal Beach, a retirement community in the northwestern portion of the city (Census Tracts 995.09 and 995.10). Census Tract 995.04 and block groups 995.11.1, 1100.07.2, 1100.08.2, 1100.12.1, and 1100.12.3 have the lowest percentages of low-moderate income population with less than 25% of the population being low-moderate income.

Figure IV-5 Low to Moderate Income Populations

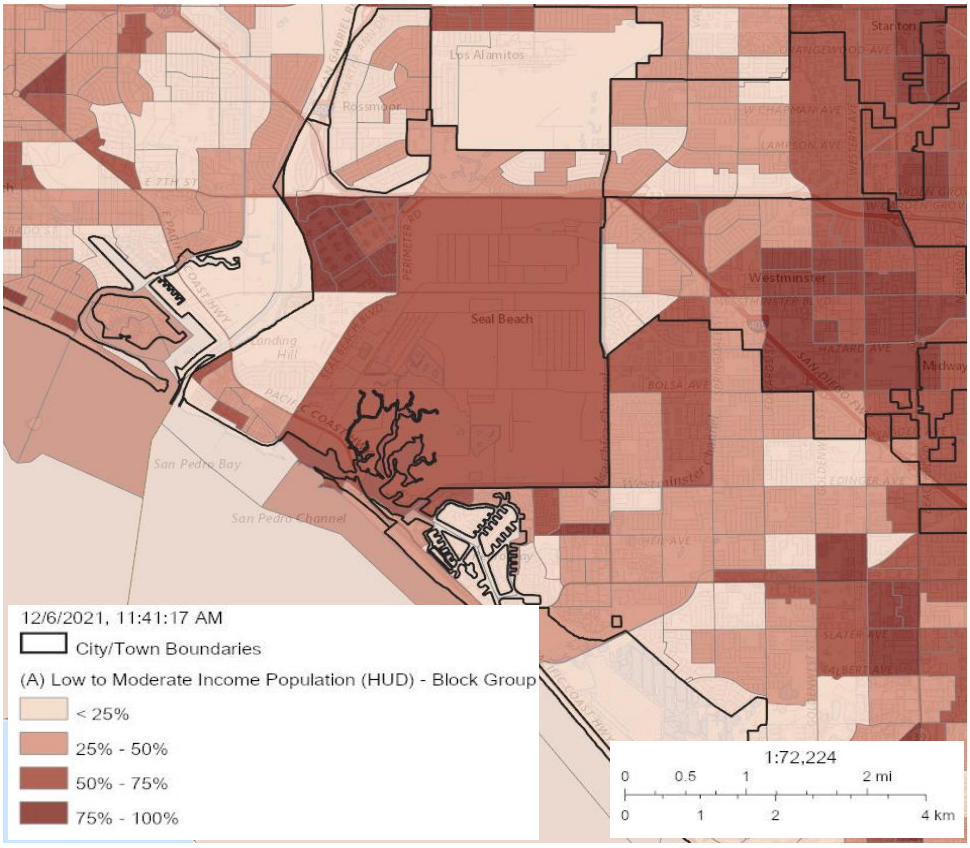


Figure IV-6 and Figure IV-7 depict the percentage of households with incomes below the federal poverty level from 2010-2014 and 2015-2019, respectively. From 2010-2014, only two census tracts had 10-20% of the populations below the federal poverty level. The remaining tracts show fewer than 10% of the population below the federal poverty level.

By 2015-2019, all census tracts in Seal Beach show fewer than 10% of households below the federal poverty level. The higher percentage of households below the federal poverty level between 2010-2014 may be due to residual economic effects of the Great Recession of 2008. This could explain why the AFFH data viewer does not show concentrations of households below the federal poverty level for data collected between 2015-2019.

Figure IV-6 Poverty Status, 2010 - 2014

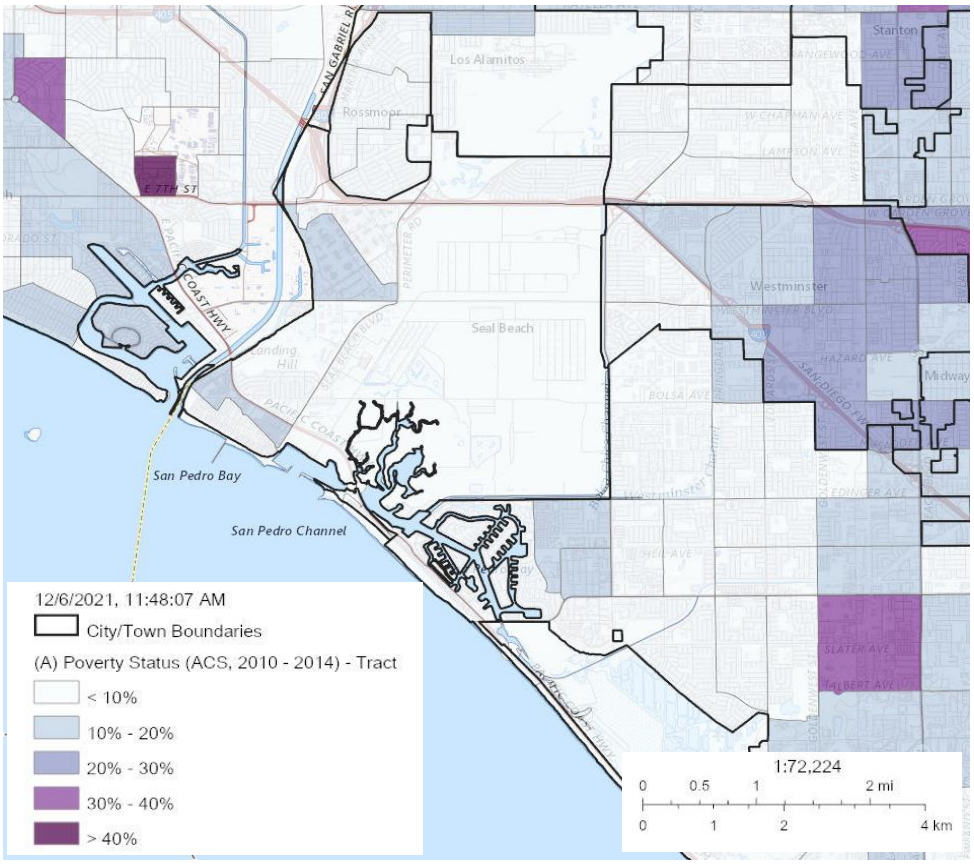


Figure IV-7 Poverty Status, 2015 - 2019

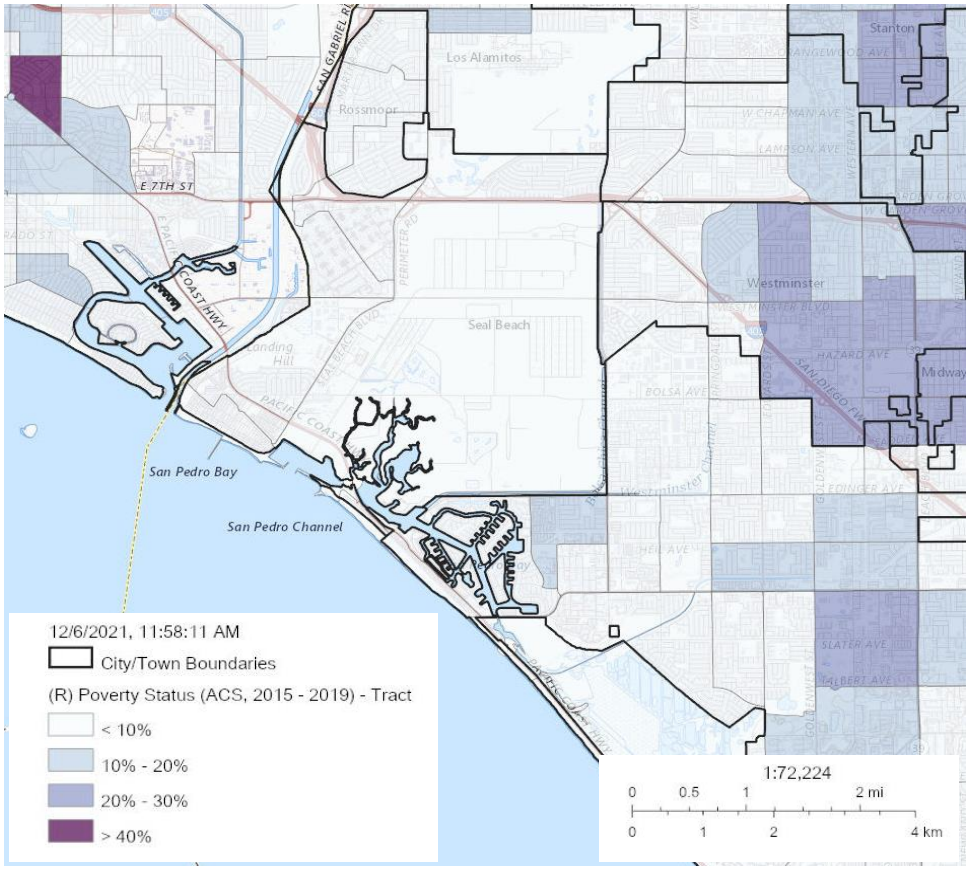


Figure IV-8 depicts median income between 2010-2014 as greater than $80,000, with the exception of Leisure World, which had a median income less than $40,000. Concentrations of households within central Seal Beach and north of I-405 show households with incomes greater than $100,000.

Household income data was broken into greater detail in the median income map from 2015-2019, Figure IV-9. The entirety of Leisure World as well as NWS Seal Beach and one coastal block group (where the manufactured/mobile home park is located) shows a median income below the 2020 state median income of $87,100. Similar concentrations of households within central Seal Beach and north of I-405 show high income households.

Median household income was generated from neighboring cities and Orange County, to provide context for a regional income comparison. Median income in Seal Beach is significantly lower than the County, at $68,852 compared to $90,234 respectively. Median income in Seal Beach is more comparable to neighboring cities of Long Beach, Garden Grove and Westminster. Median income in Seal Beach may be lower than the County wide median because of the high concentration of older adults and retirees.

Table IV-13

Median Income

Jurisdiction	Median Household Income
City of Seal Beach	$68,852
County of Orange	$90,234
City of Long Beach	$63,017
City of Los Alamitos	$88,729
City of Garden Grove	$69,278
City of Westminster	$62,625
City of Huntington Beach	$95,046

Source: US Census Bureau, Median Household Income Quickfacts (2019), accessed December 16, 2021.

Figure IV-8 Median Income, 2010 - 2014

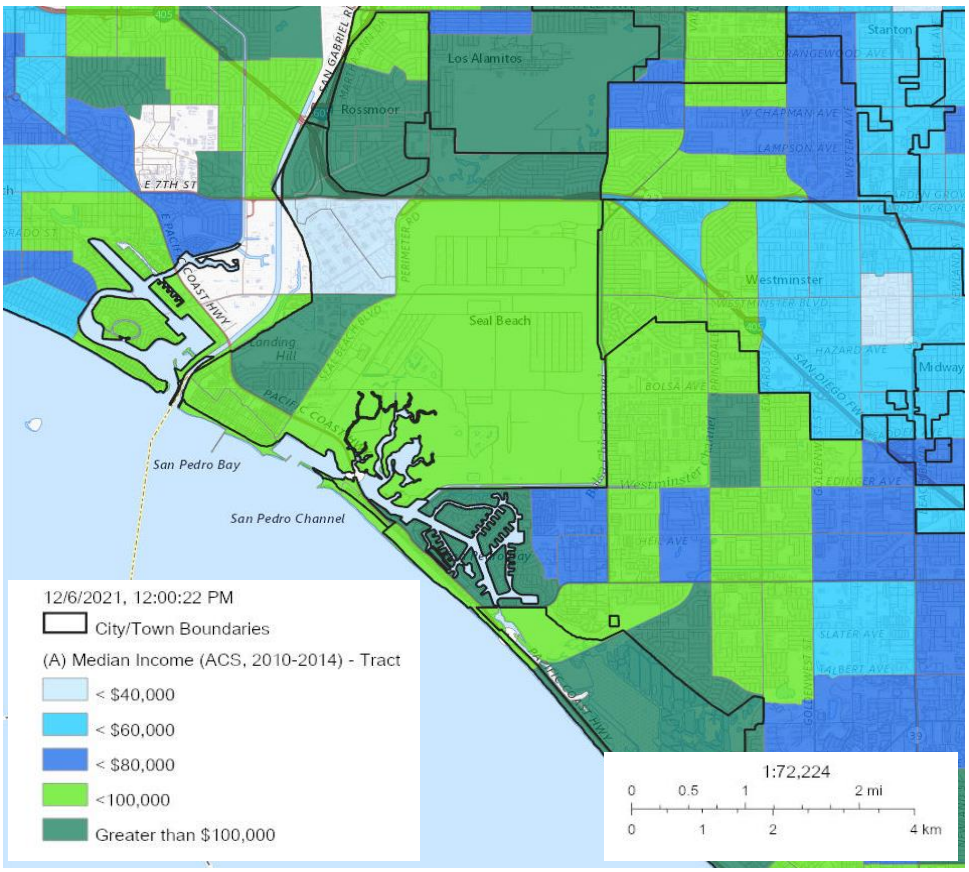
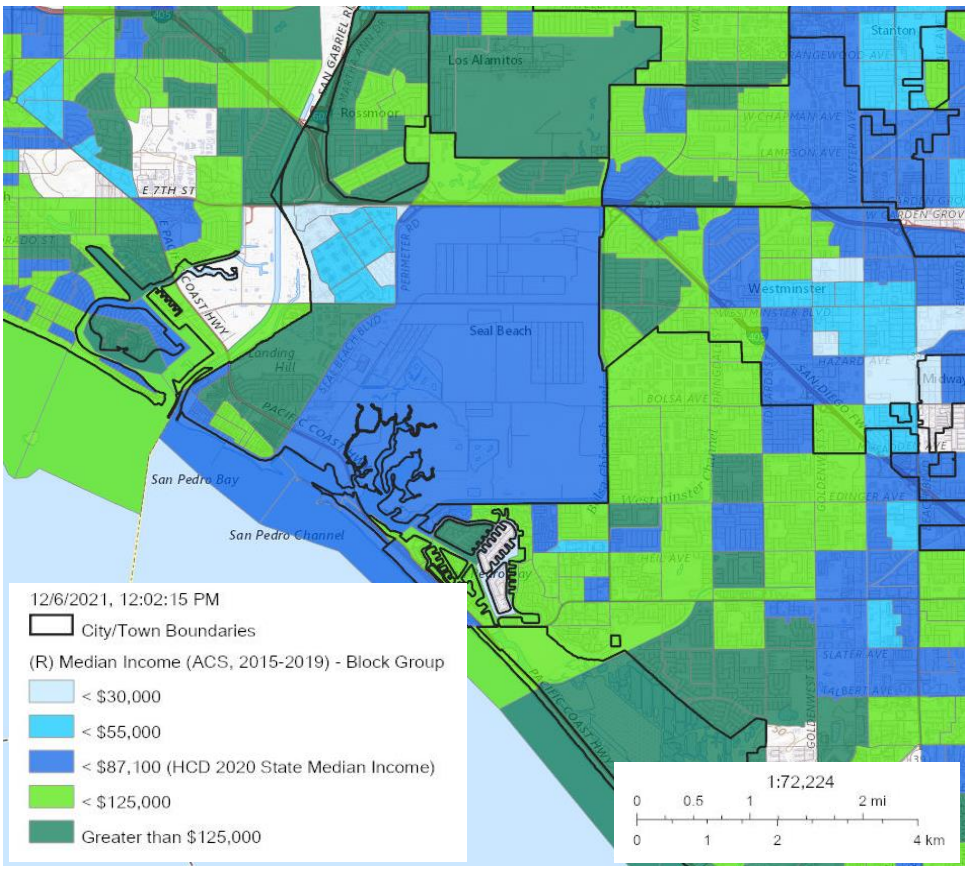
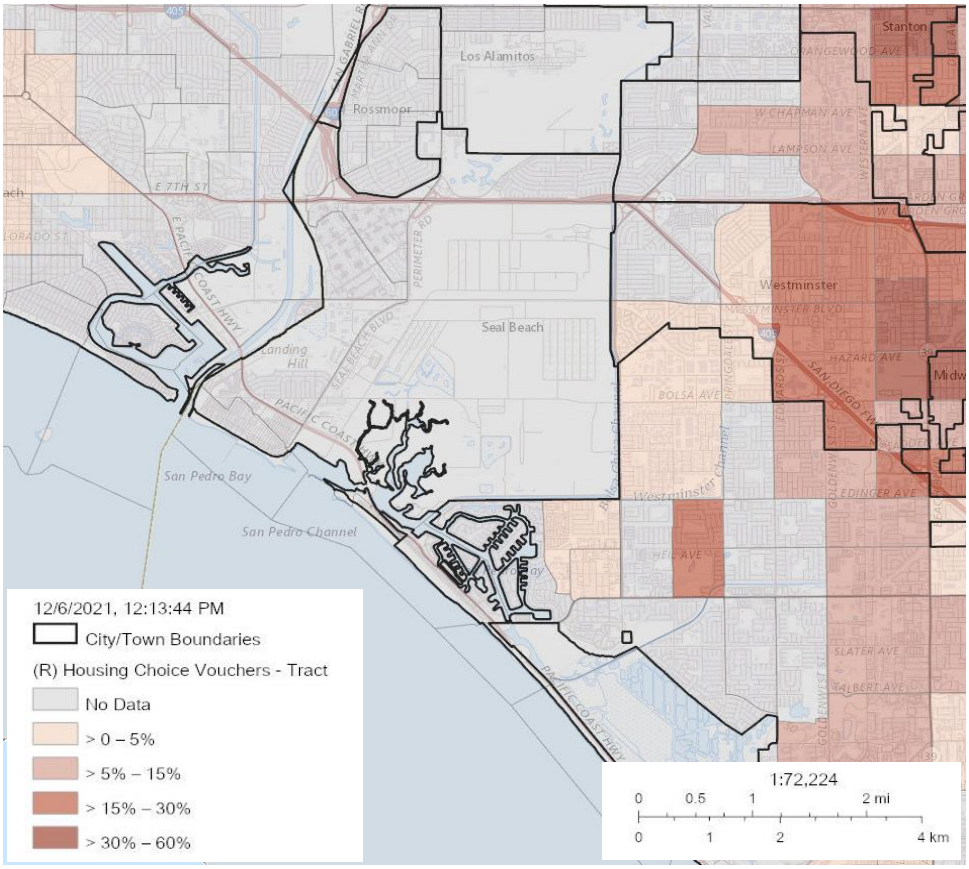


Figure IV-9 Median Income, 2015 - 2019



The Housing Choice Voucher Program 5 is the federal program for assisting very low-income, elderly, and disabled families and individuals in affording decent housing by subsidizing rent costs and paying landlords directly for a portion of the rent. Eligibility is based on family size and whether income is less than 50% of the area's median income. Figure IV-10 shows no data for housing choice vouchers within Seal Beach. However, further research into the Orange County Housing Choice Voucher Program identified that as of October 2021, Seal Beach has a total of five housing choice vouchers, one for disabled persons and four for elderly persons.[15] It is possible that because the number of housing choice vouchers used in Seal Beach is low, the AFFH Data Viewer did not display these housing choice vouchers on the map below.

Figure IV-10 Location of Housing Choice Vouchers



[15] Orange County Community Resources, *Cities Advisory Committee Meeting Agenda & Summary*, dated October 27, 2021.

Familial Status. Figure IV-11 and Figure IV-12 shows the percentage of adults living with their spouse and adults living alone, respectively, within each census tract. The most common household type within the city is a single adult, living alone; refer to Section C.1. The high share of single-person households is likely due to the concentration of adults living alone within Leisure World, where only 20 to 40% of the population within these census tracts live with a spouse. The highest concentration of households living with a spouse is located on NWS Seal Beach, likely due to the prevalence of family units for service members stationed on the naval base. Visually, this data is skewed by the unusually large size of Census Tract 995.02. While this area shows a high concentration of adults living with a spouse, a small number of families live on the navy property (approximately 130 rental households).

Figure IV-11 Adults Living with Spouse

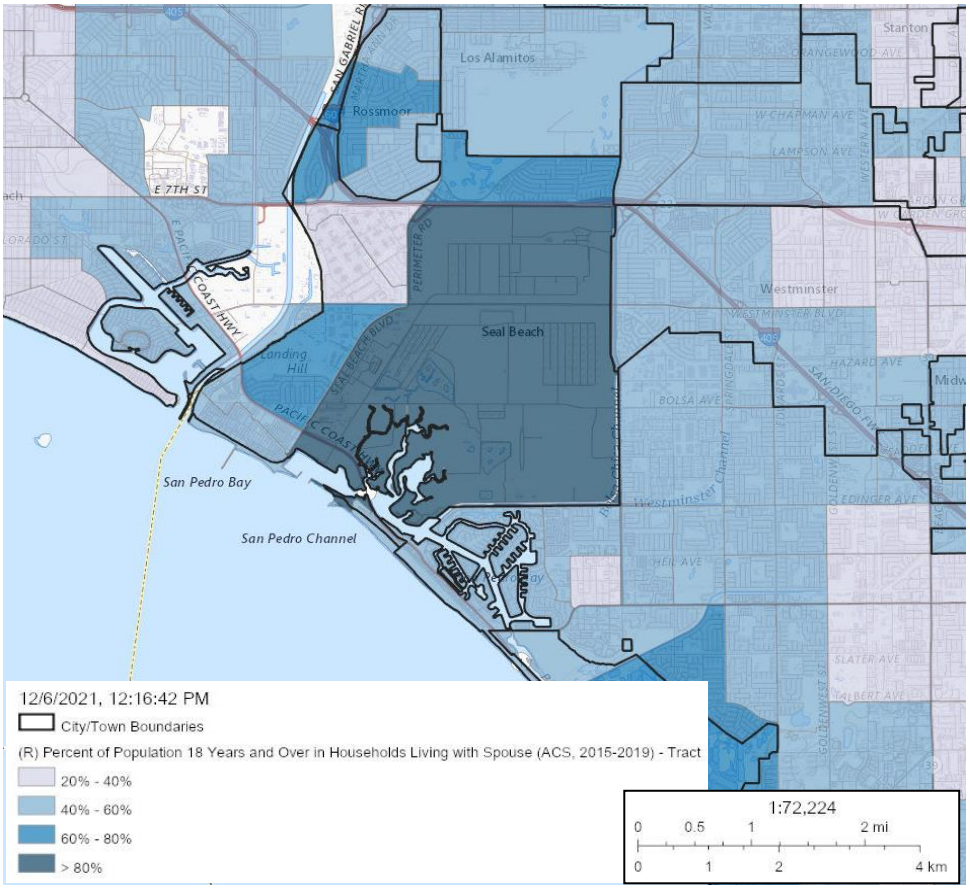


Figure IV-12 Adults Living Alone

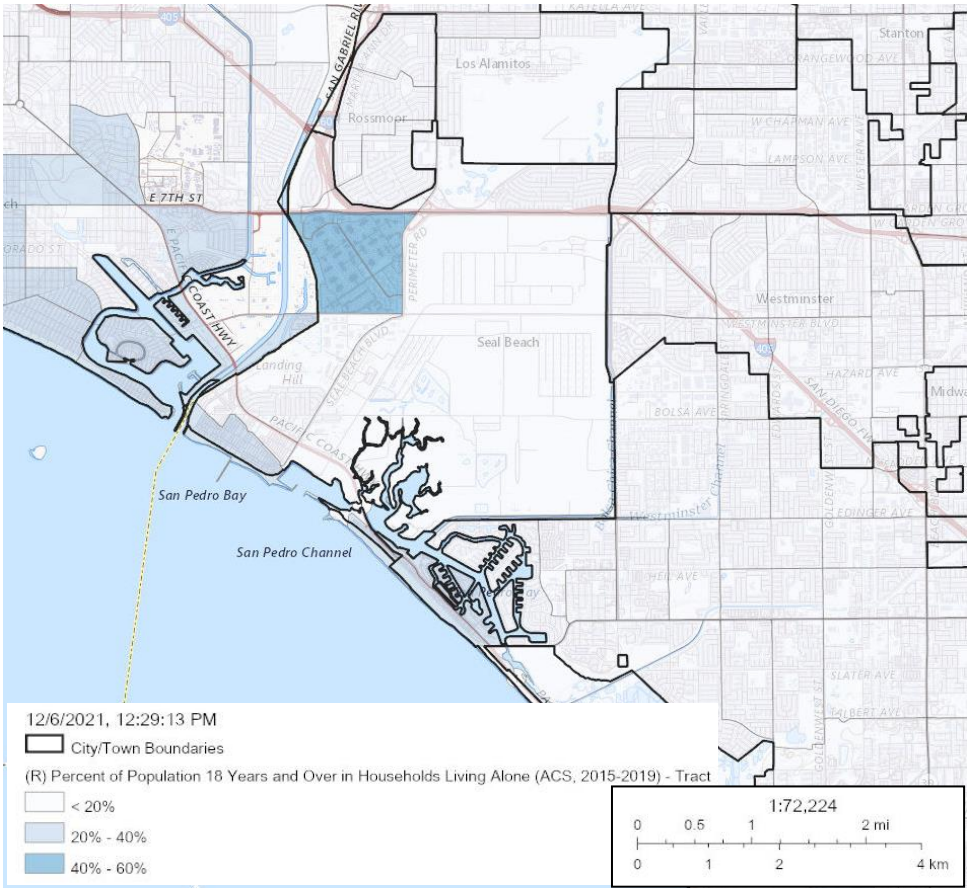


Figure IV-13 shows the percentage of children in married-couple households by census tract throughout Seal Beach. There is no data for children in married-couple households for Leisure World because it is an age-restricted 55+ community, where children are not permitted to permanently reside. Aside from Leisure World, the entirety of Seal Beach has a population of children in married-couple households greater than 40% with the majority being greater than 80%.

Figure IV-13 Children in Married Couple Households

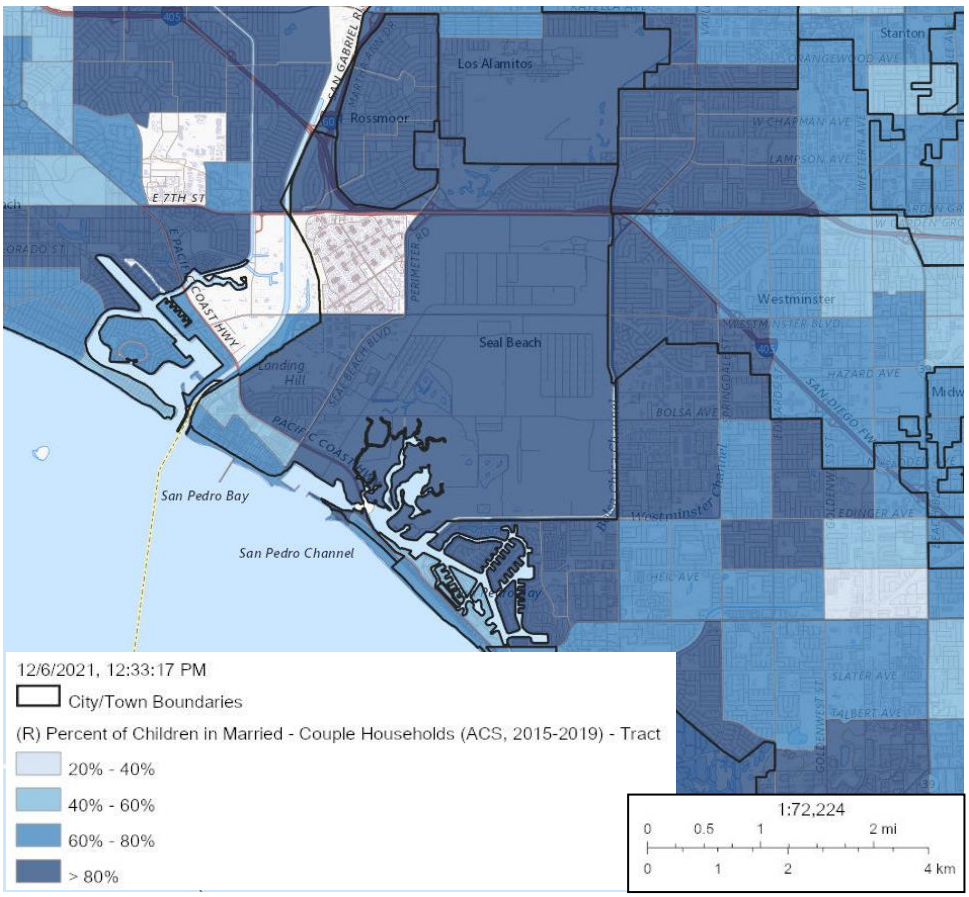
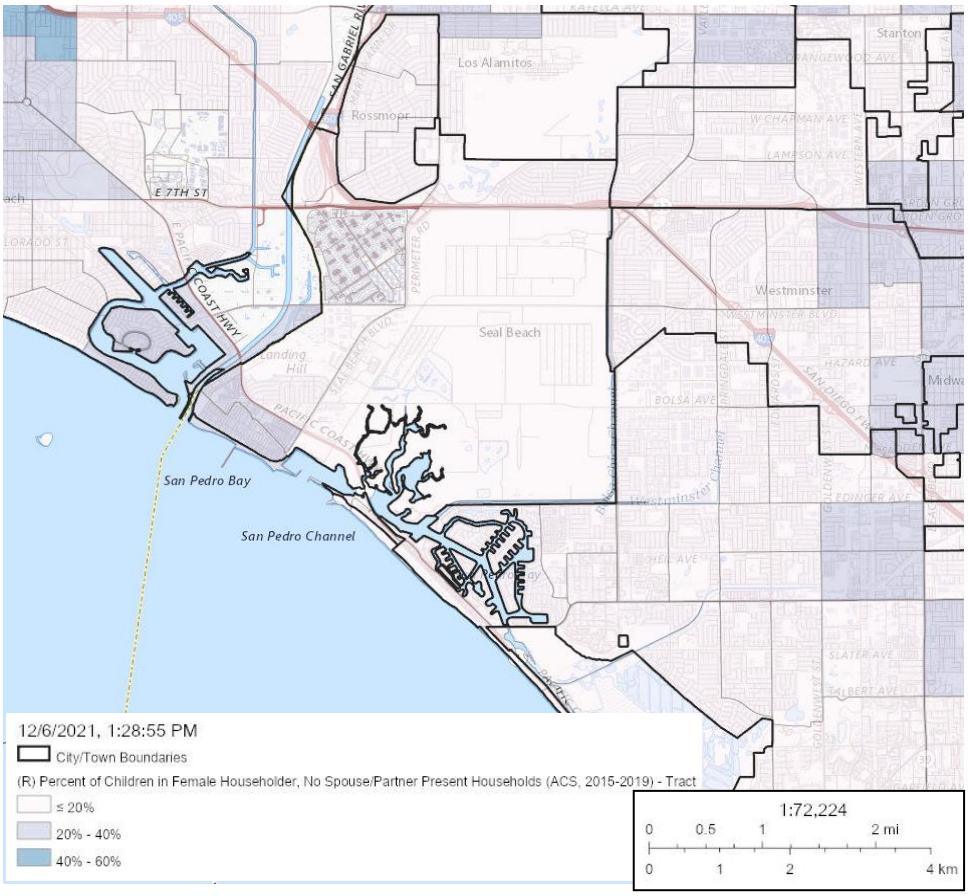


Figure IV-14 shows the percentage of children in female-headed households by census tract in Seal Beach. Only two tracts in Seal Beach, Census Tract 995.11 and 995.12, have 20-40% of children in female-headed households. The remainder of the city falls into the lowest category with fewer than 20% of children in female-headed households. It is estimated that the total female-headed households in Seal Beach makes up only 6% of households, and of those only 1.8% of those are female-headed households with children. This is significantly lower than regional statistics; it is estimated that about 16% of households in Orange County are female single parent households. Approximately 20% of households in Orange County are single-parent households with children. For more information on female-headed households in Seal Beach refer to Section II. F, *Special Needs*.

Figure IV-14 Children in Female-Headed Households



Persons with Disabilities. The US Census considers a person disabled if they are reported as having a hearing, vision, cognitive, ambulatory, self-care, or independent living difficulty. Developmental disabilities, as defined by federal law, are not recorded by the US Census. The two census tracts that make up Leisure World, Census Tract 995.09 and 995.10, have the highest percentage of the population with a disability in Seal Beach. In both the 2010-2014 and 2015-2019 data sets, the population with a disability in Leisure World was between 30-40%. From 2010-2014 the majority of the city had populations of individuals with a disability of either 10-20% or less than 10%; from 2014-2019, the entirety of the City's population excluding Leisure World had less than 10% of the population with a disability. The significantly higher population of individuals with a disability in Leisure World is likely due to the concentration of elderly population as an age-restricted 55+ community.

Compared to Orange County, the high percentage and concentration of persons with disabilities in Seal Beach is regionally unique. Countywide, an estimated 8.5% of the population reports a disability. In Seal Beach, over 17% of the civilian/noninstitutionalized population reports a disability. [16]

Disabled persons often have special housing needs due to their disability, which may lead to compounding issues of low income, high health care costs, or dependency on supportive services or special building accommodations. Considering the higher concentration area of disabled persons is a 55+ community, it is clear that housing stock in Leisure World provides certain accommodations to offset the housing burdens of disabled residents. Housing stock within these census tracts primarily include smaller single-story units, usually one to two bedrooms in size. Amenities associated with this community include bus services, on-site pharmacy, on-site post office, and programming designed for individuals aged 55+. It should be noted that Leisure World is specifically not an assisted living community. For more information on persons with disabilities refer to Section II. F, *Special Needs*.

[16] American Community Survey 5-Year Estimates Subject Tables, Seal Beach S1810 Disability Characteristics.

Figure IV-15 Percentage of the Population with a Disability, 2010 - 2014

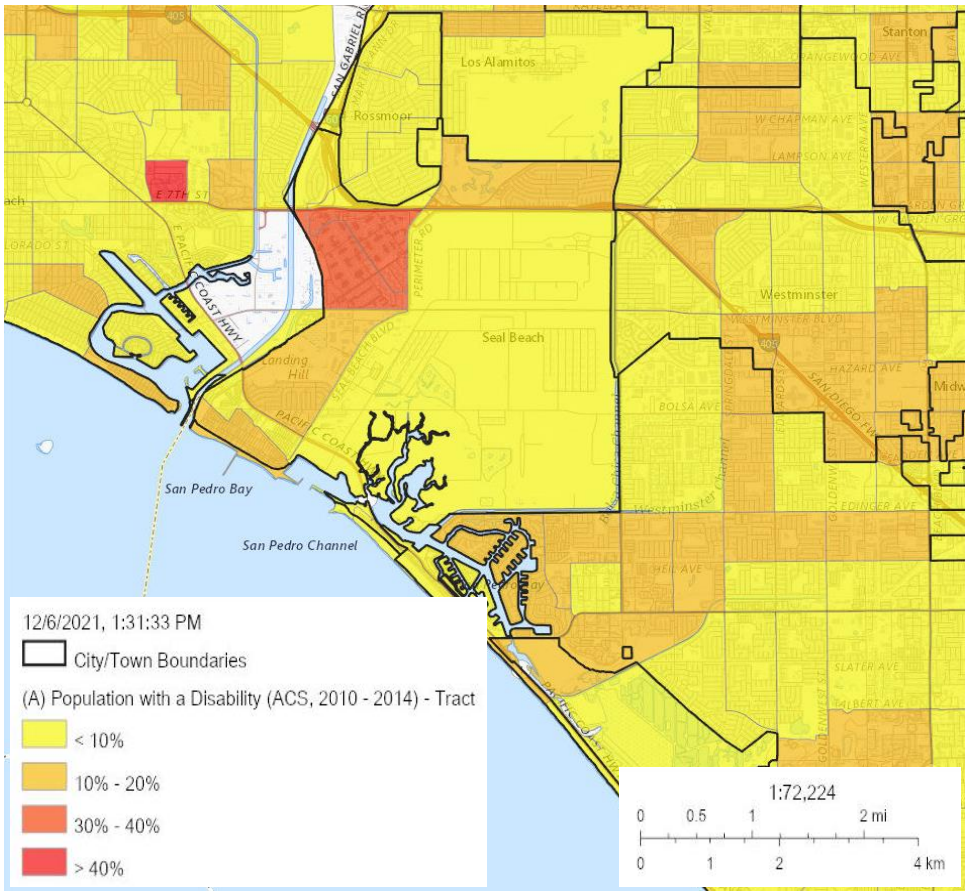
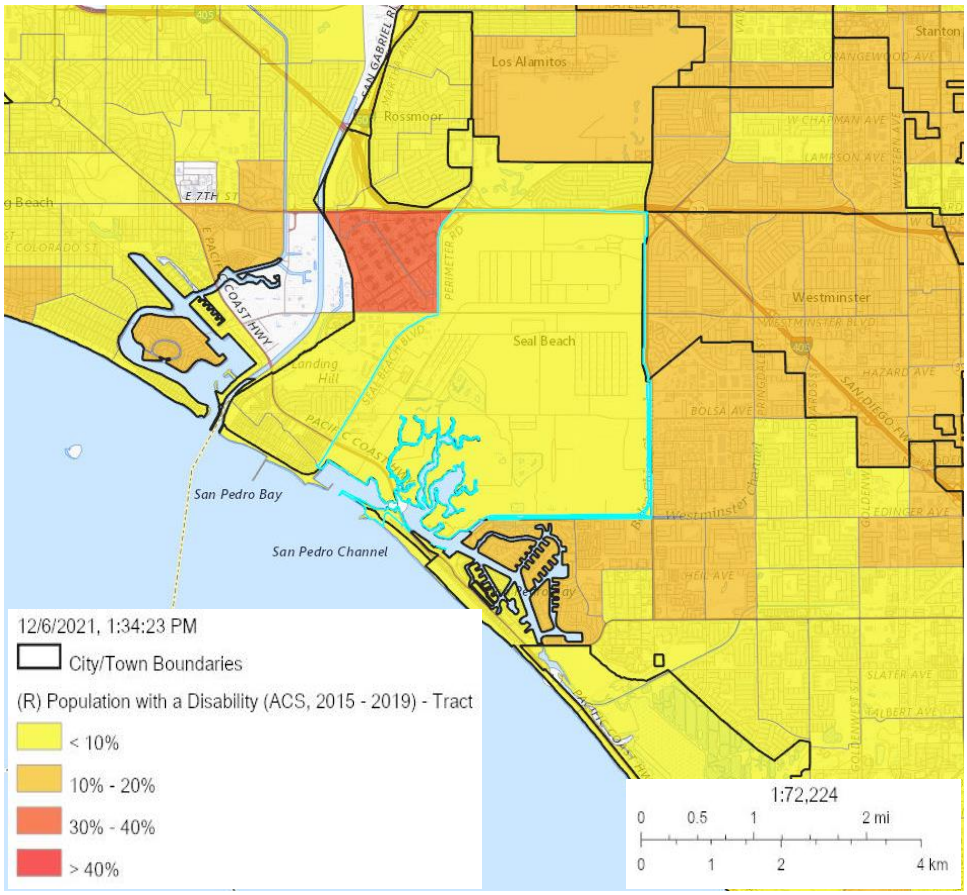


Figure IV-16 Percentage of the Population with a Disability, 2015 - 2019



Findings: Integration and Segregation. Overall, there is no concentration of a non-White populations within the city. Generally, diverse racial and ethnic populations in Seal Beach are significantly lower when compared to Orange County on the regional scale. While no census tracts show more than 10% of the population below the federal poverty level from 2015-2019, there exist low to moderate income populations mirroring the areas of lowest median income levels, primarily in Leisure World and NWS Seal Beach. The areas of low to moderate income populations in Leisure World also coincide with the highest populations of adults living alone and populations living with a disability. Leisure World being an age-restricted 55+ retirement community explains this concentration of low-income adults living alone with a disability, as those metrics generally reflect an elderly population. Familial trends indicate relatively high populations of married couples with children throughout the city, outside of Leisure World. These analyses do not indicate significant levels of segregation based on racial, ethnic, familial, or disabled components of the population.

Seal Beach is an older city, incorporated in 1915 with subdivisions in the community dating back to the late 1800s. Despite the fact that there is no evidence of racial or ethnic segregation within the city on a neighborhood or sub-neighborhood basis, Seal Beach remains a predominately white community. It is unknown if exclusionary zoning or real estate practices happened within Seal Beach. However, Home

Owners Loan Corporation (HOLC) created "Residential Security" maps of major American cities, including the neighboring City of Long Beach adjacent to Seal Beach. HOLC maps assigned color-coded grades to residential neighborhoods that reflected "mortgage security". Neighborhoods receiving green, or "Best" were deemed minimal risk for banks and other mortgage lenders. Neighborhoods receiving red, were considered "hazardous". Neighborhoods that were redlined were often lower-income, multi-family units, housing immigrants or persons of color. Redlining directed public and private capital to native-born white families and away from Black and immigrant families.

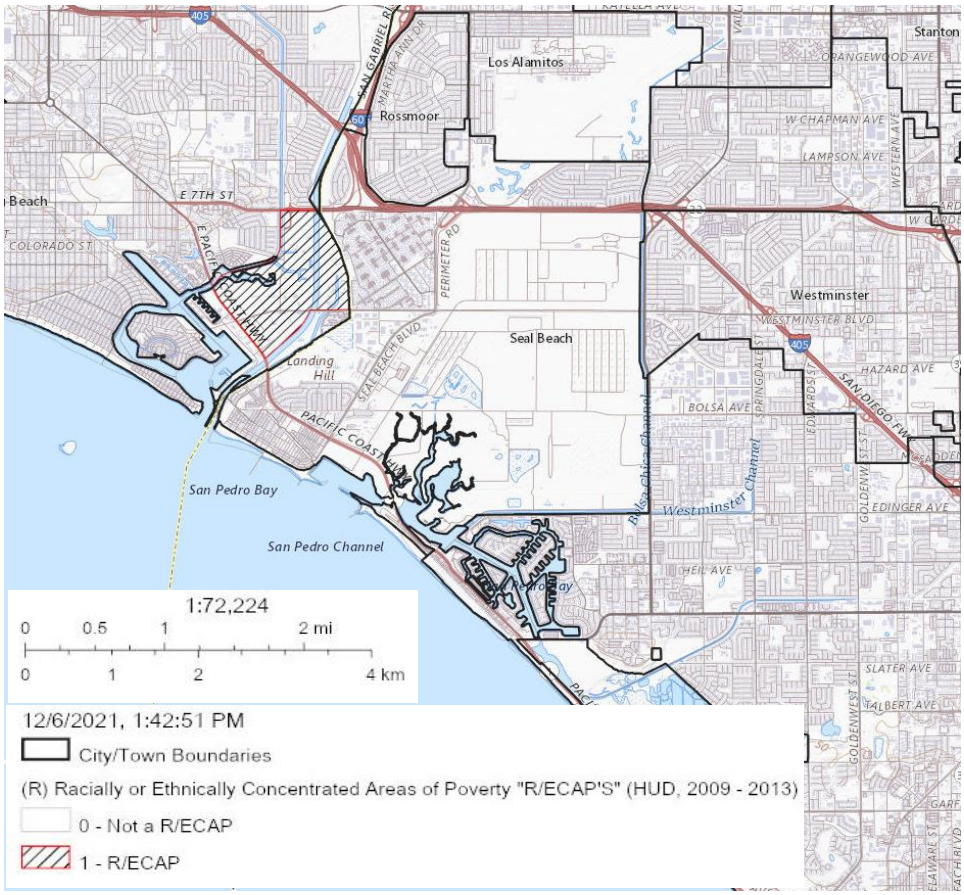
Neighborhoods in Naples, Belmont Shore and Belmont Heights were mapped blue, as "Still Desirable". HOLC described the neighborhoods by: "deed restrictions vary in different subdivisions, but all are said to protect against racial hazards."[17] HOLC maps were not prepared for Seal Beach, however, because of the prevalence of exclusionary zoning prior to the 1960s within the region of Los Angeles and Orange County, it is possible that these historical practices still have lingering effects in the demographics of the City into the present time. Additional affordable units within Seal Beach would likely increase racial and ethnic diversity of the community, along with inviting households of different sizes.

[17] University of Richmond, *Mapping Inequality: Redlining in New Deal America,* https://dsl.richmond.edu/panorama/redlining/, accessed December 11, 2021.

Racially and Ethnically Concentrated Areas of Poverty

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP). A R/ECAP is an area with a non-White population over 50% and with over 40% of the median household incomes below the poverty level. According to the HCD AFFH Mapping Tool, there are only six census tracts identified as R/ECAPS in Orange County, three of which are in Santa Ana and three are in Irvine. There are no areas in Seal Beach with over 40% of the median household income below the poverty level (Figure IV-6 and IV-7), thus there are no R/ECAPs in the City of Seal Beach as depicted in Figure IV-17.

Figure IV-17 RECAPs



Racially Concentrated Area of Affluence (RCAA). According to HCD, an RCAA is an area with a White population over 80% and a median household income level over $125,000. By these metrics and as illustrated in Figure IV-18 and Figure IV-19, Seal Beach has one RCAA in Census Block Group 995.12.3.

Two Seal Beach census block groups are less than 20% non-White, one in Leisure World and Census Block Group 995.12.3. The block group in Leisure World does not have a median income over $125,000, and thus is not considered a RCAA. However, block group 995.12.3 had a median income of $161,000 between 2015-2019 and is

a RCAA. One candidate site for rezoning is located within this identified RCAA; the findings section below discusses this site in further detail.

Figure IV-18 Percent Non-White

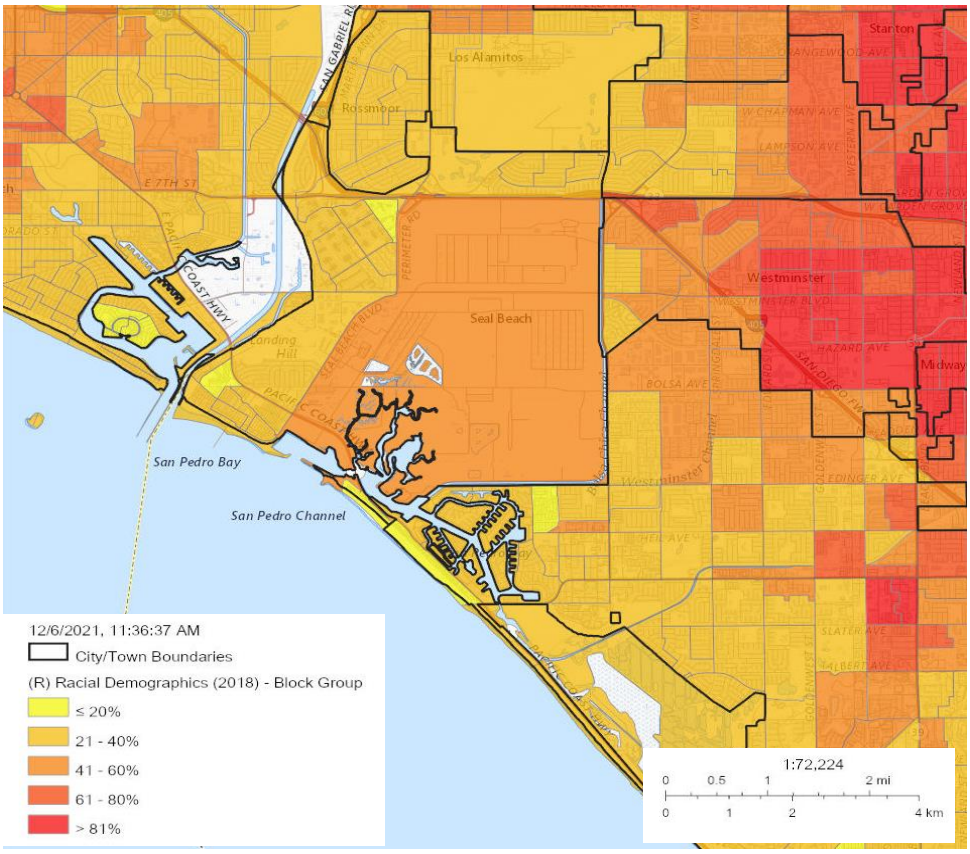
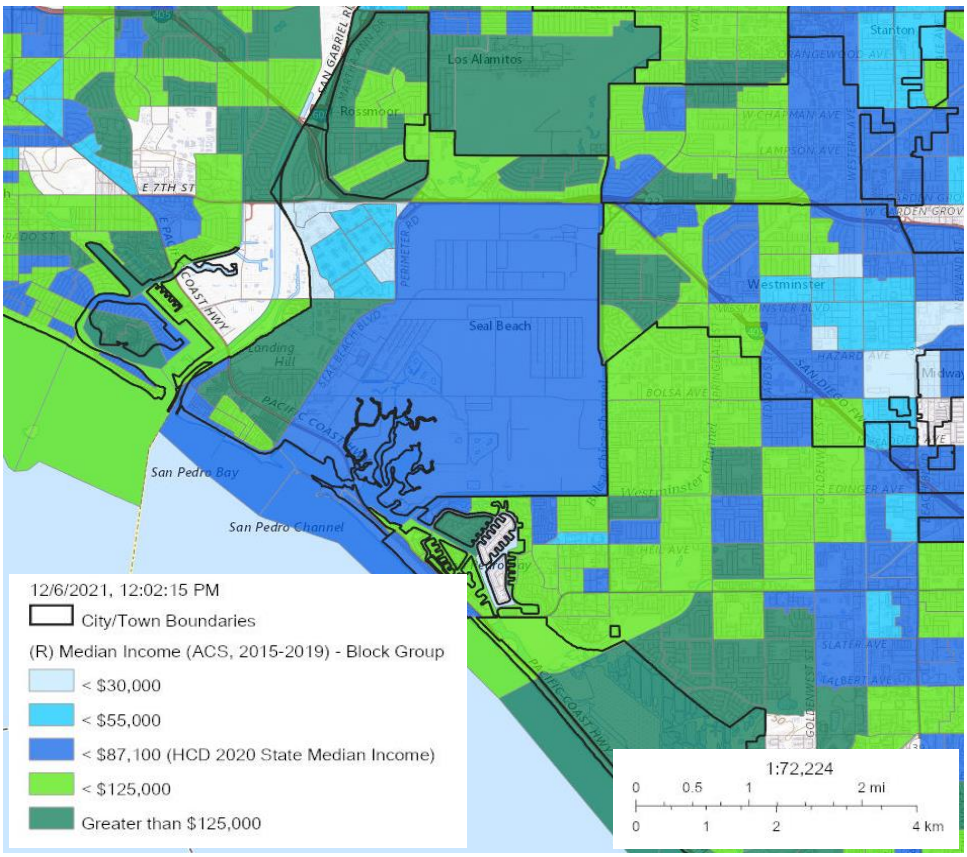


Figure IV-19 Median Income



Findings: Racially and Ethnically Concentrated Areas of Poverty and Affluence. There are no geographic areas with significant concentrations of poverty and minority populations defined as R/ECAPs in Seal Beach. Conversely, there exists one identified Racially Concentrated Area of Affluence (RCAA). Census Block Group 995.12.3 has a White population greater than 80% and the median household income above $125,000. Development in this area that would allow for lower-income housing has substantial barriers including space availability constraints and California Coastal Commission restraints, for more information on development restraints refer to Section IV.A.

There is one vacant site located within this census block group at 99 Marina Drive, 4.3 acres in size. 99 Marina Drive is identified as a candidate site for rezoning; the current general plan zoning is listed as OE. With a density of 20 du/acre, this site could ultimately yield 86 units for low-income households which could reduce the concentration of affluence in the Block Group; refer to Table B-2, Residential Sites Inventory. While this site is vacant, historical uses included an oil separation and refinery facility. Thus, there is the potential for environmental contamination and needed remediation efforts before this site is suitable for residential use. Low-income units should be prioritized in this location, to allow diverse households to take advantage of the high opportunity offered by the RCAA in this census block group.

Disparities in Access to Opportunities

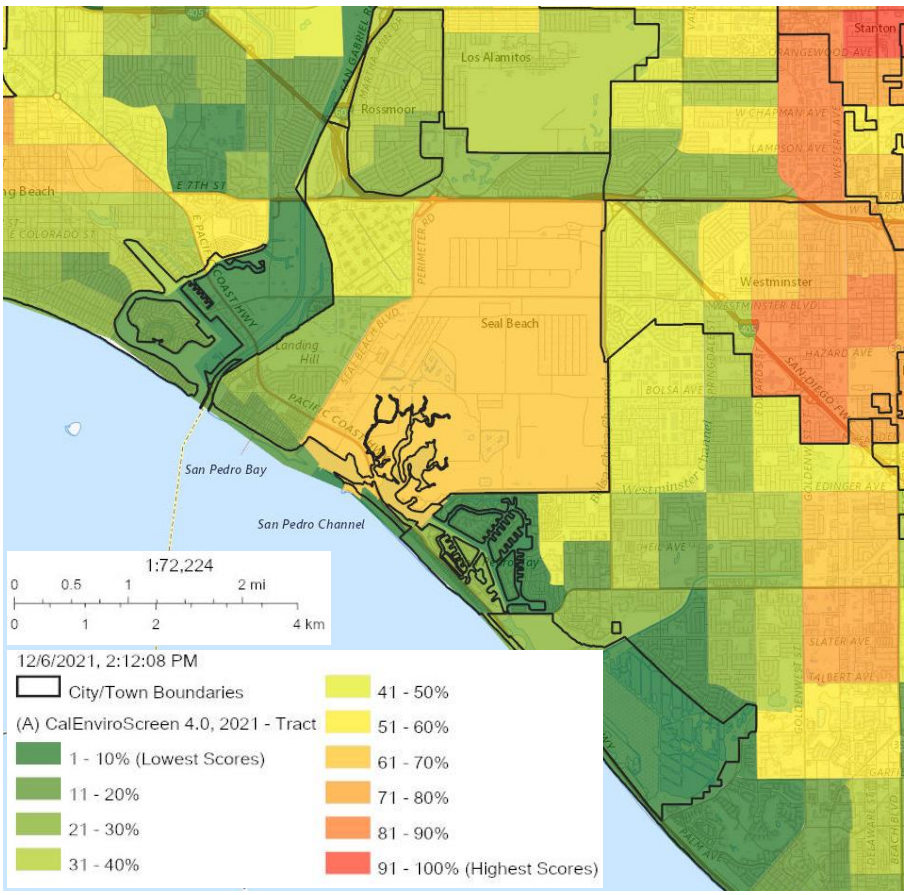
CalEnviroScreen. CalEnviroScreen 4.0 is a tool that identifies communities in California that are affected by pollutants and polluting factors such as ozone, particulate matter, drinking water contaminants, pesticide use, lead, toxins, diesel particulates, traffic density, cleanup sites, groundwater threats, hazardous waste, solid waste, and impaired water bodies. This database also measures population factors such as cardiovascular disease, asthma rates, educational attainment, poverty, linguistic isolation, and more. A higher score indicates a higher effect of pollutants on the indicated area.

The CalEnviroScreen 4.0 percentiles are shown in Figure IV-20. The majority of the city includes low scoring census tracts, indicating no or few environmental burdens on the community. The highest pollution burden is shown on Census Tract 995.02, where the NWS Seal Beach is located. The CalEnviroScreen percentile score is listed at 67.63. Navy operations (including weapons and munitions loading, storage and maintenance) have been conducted on this property dating back to 1944 and likely contributes to a higher percentile score compared to neighboring census tracts. While this tract is showing lower environmental scores, it is also home to the Seal Beach National Wildlife Refuge, encompassing 965 acres of coastal wetlands. In addition, Census Tract 995.02 is significantly larger than neighboring census tracts, creating higher exposure and potentially contributing to the higher than usual score.

The remainder of the city census tracts received scores under 45. The second highest scoring census tracts include 995.09 and 995.10 (Leisure World), where housing is limited to individuals aged 55 or older. Lower incomes combined with the proximity to I-405 could be contributing to a higher percentile score. Census tracts north of the I-405 experience similar pollution burden from the freeway but have scores ranging from 26 to 38.

The City will be preparing an Environmental Justice Element, where communities of focus will be identified and prioritized. Policies will be designed to address higher CalEnviroScreen scores within specific census tracts.

Figure IV-20 CalEnviroScreen 4.0



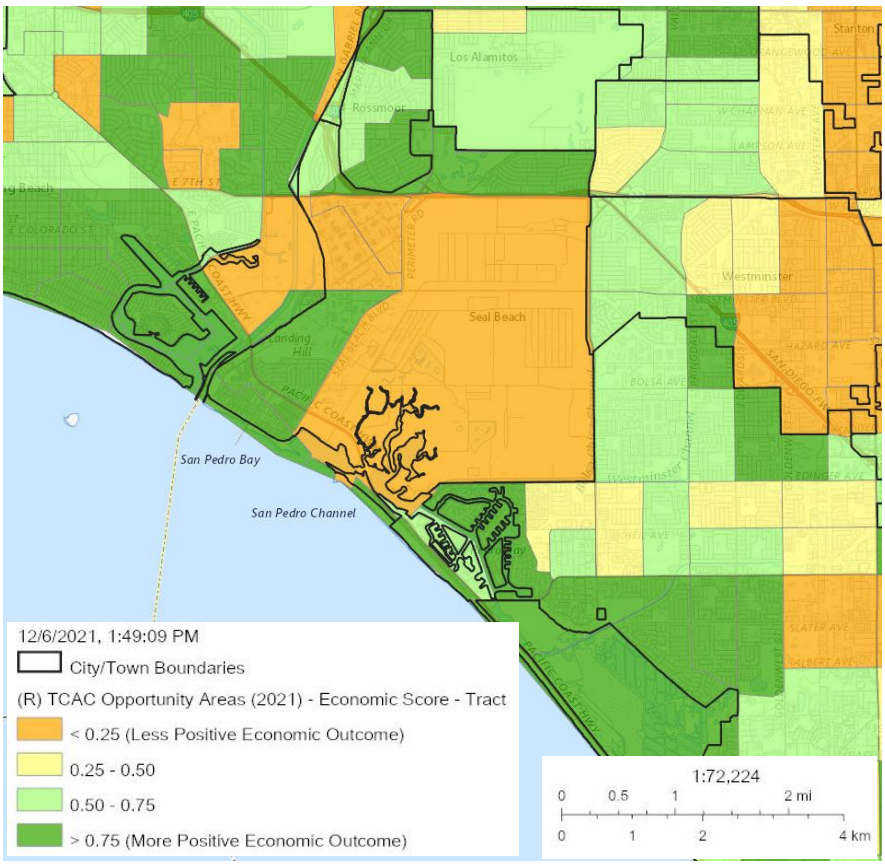
California Tax Credit Allocation Committee (TCAC). The California Tax Credit Allocation Committee's (TCAC) Opportunity Area scores can be used as a tool to analyze disparities in access to opportunities. This tool was prepared by TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. Opportunity maps are updated annually and provide a separate economic score, environmental score, and educational score. Each score is compiled using several indicators, and the composite map combines all three designations to provide a single score for each block group.

The top 20% of overall scores in a county are labeled as highest resource and the next 20% of scores are labeled as high resource. Any areas that are considered segregated and that have at least 30% of the population living below the federal poverty line are labeled as an area of High Segregation and Poverty. Remaining uncategorized areas in the county are evenly divided between moderate resource and low resource areas.

Figure IV-21 shows the economic scores for Seal Beach by census tract. The economic indicators used include poverty, adult education, employment, job proximity, and median home value. The map shows a stark contrast as the entirety of the city is categorized as either above 0.75 (the more positive economic outcome) or below 0.25 (the less positive economic outcome). The areas that have scored below 0.25 include Leisure World and the NWS Seal Beach, which coincide with areas of lower income seen in Figure IV-5, Figure IV-6, and Figure IV-7. The remainder of the city scored among the more positive economic outcomes.

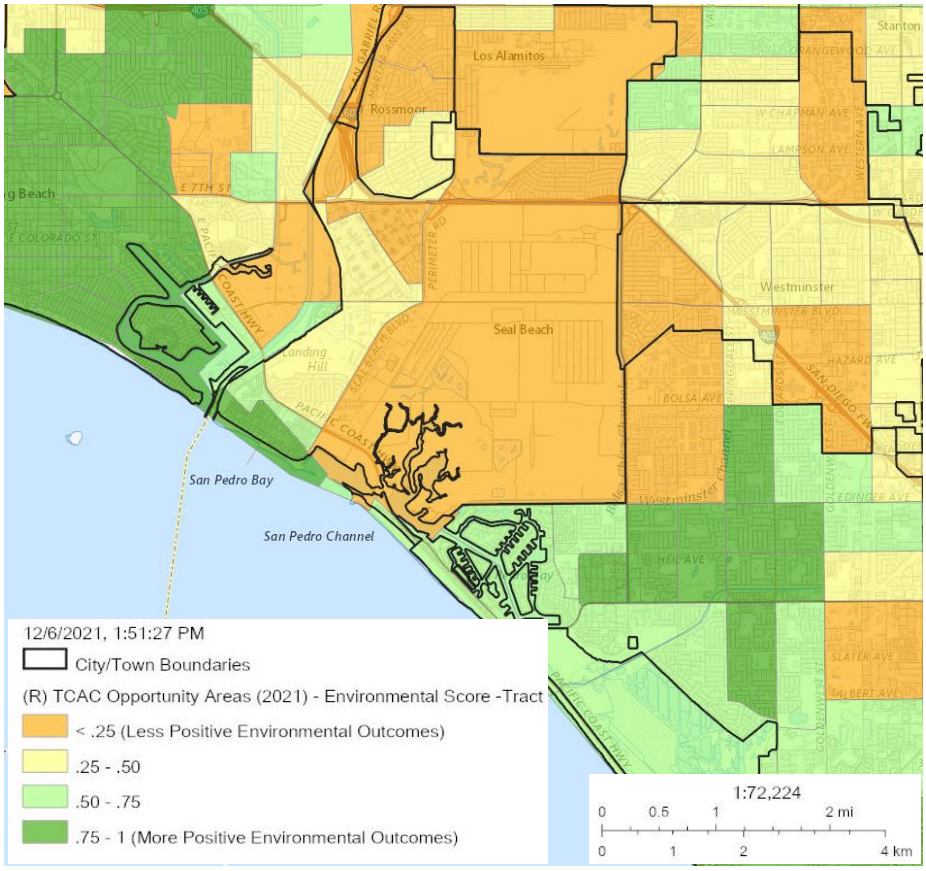
TCAC economic scores for Leisure World and NWS Seal Beach may not be representative of actual conditions, due to the unique populations, demographics, employment, and land uses concentrated within these census tracts. Leisure World residents are aged 55+, and typically consist of retirees who are not currently employed. Median home values in this part of the City are lower than other neighborhoods because of the age restriction. This does not necessarily represent a community with poor economic outcomes, but the congregation of one specific demographic group with unique needs. Similarly, NWS Seal Beach is a federally owned naval property where there are no owner-occupied housing units. Further, the census tract is considered unusually large for the region. Employment in this census tract is limited to the military uses occurring on-site. The unique circumstances within this census tract do not necessarily reflect a community with poor economic outcomes when the specific land use is considered.

Figure IV-21 TCAC Economic Score, 2021



The environmental domain is determined using CalEnviroScreen pollution indicators and values; the TCAC Environmental Scores mirror the environmental concerns depicted in the CalEnviroScreen 4.0 map above, Figure IV-21. Figure IV-22 shows the TCAC Environmental Score for Seal Beach by census tract. The map indicates stratified environmental scores throughout the city with the more positive environmental scores being along the western coastal area, and the remainder of the city having scored from 0.75 to below 0.25. The areas with the less positive environmental scores include the more inland reaches of the city, Leisure World, and the NWS Seal Beach. Similar to the potential sources of environmental concerns discussed above, naval operations, proximity to the I-405 freeway, and heavy industrial uses along the San Gabriel River, may be responsible for the lower environmental scores in these areas.

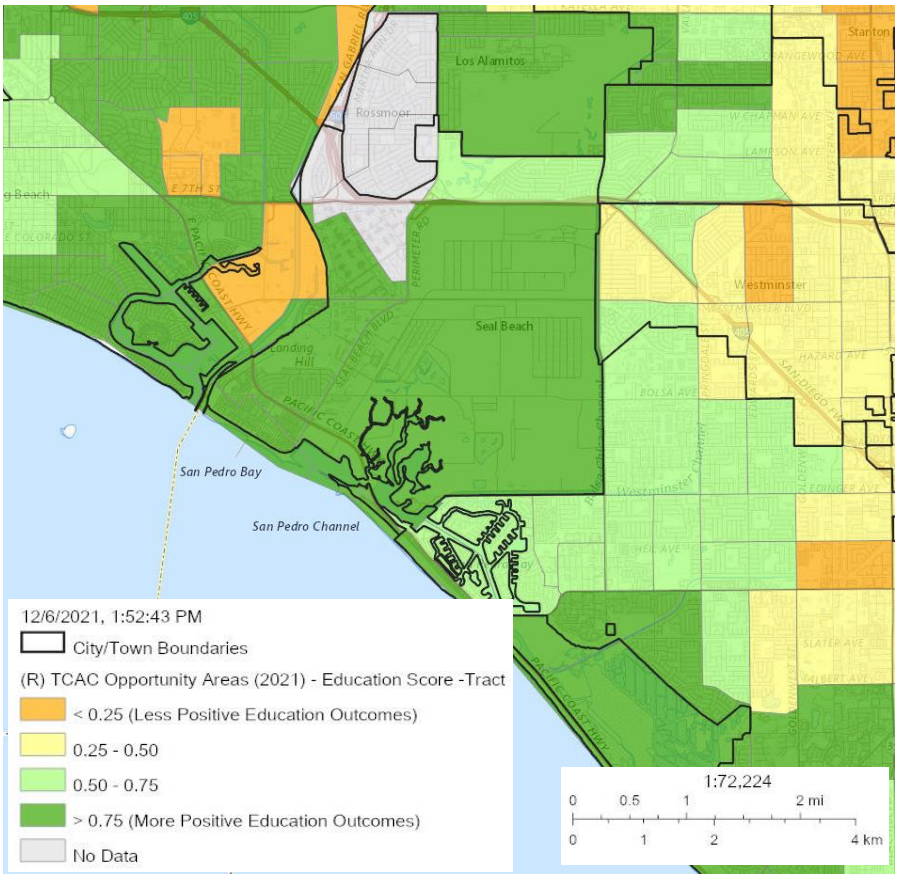
Figure IV-22 TCAC Environmental Score, 2021



Education indicators include math and reading proficiencies in fourth grades, high school graduation rates, and the student poverty rate. Figure IV-23 shows the education scores for the city by census tract. The majority of the City's education scores are above 0.75, the more positive education outcomes. Census Tract 1100.12 is within the 0.50-0.75 range and some census tracts show no data. There are no public schools in Census Tract 1100.12 which may be negatively impacting the education score compared to the rest of Seal Beach.

Seal Beach is served by one public school district, Los Alamitos Unified, for grades K through 12. Elementary schools within this district are very highly rated on Great Schools, receiving scores between 8 – 10 out of 10. Both middle schools and the high school are rated 8 – 9 out of 10. As the public school system demonstrates strong outcomes and is highly rated, high access to educational opportunity is available within the city. [18]

Figure IV-23 TCAC Education Score, 2021



[18] Great Schools, *Los Alamitos Unified School District,* https://www.greatschools.org/california/seal-beach/, accessed December 16, 2021.

Figure V-24 displays the TCAC Composite Scores and Resource Category for each census tract in the city. The resource categories across the city range from moderate resource to highest resource, with the highest resource areas being the coastal, western, and northwestern census tracts. The moderate resource category areas include Leisure World and NWS Seal Beach. Table IV-14 shows the individual domain scores of each census tract including the economic, environmental, and education scores, as well as the composite index score and resource category. Based on the individual factors, the economic and environmental outcomes seem to be the most influential in driving down the composite scores of Leisure World and NWS Seal Beach. No areas of the city are categorized as low resource or high segregation and poverty.

Figure IV-24 TCAC Composite Score, 2021

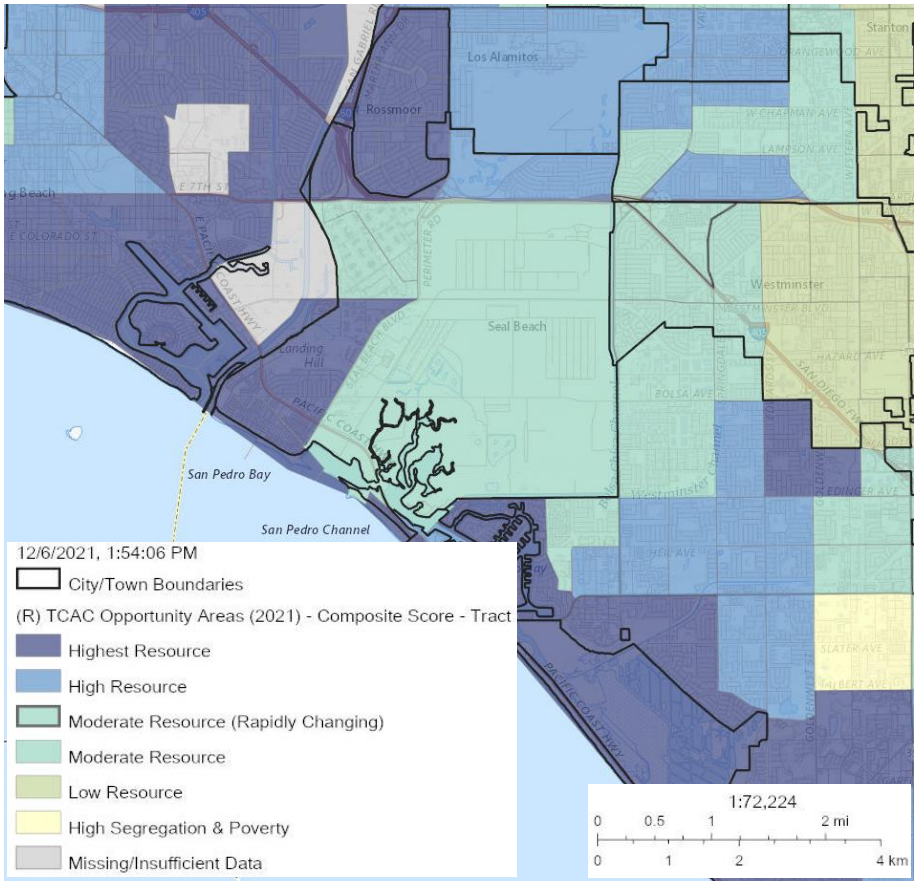


Table IV-14

Opportunity Map Scores and Categorization

Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
995.02	0.22	0.10	0.89	0.05	Moderate Resource
995.04	0.97	0.26	0.85	0.54	Highest Resource
995.06	0.95	0.62	0.81	0.60	Highest Resource
995.09	0.01	0.10	-	-0.04	Moderate Resource
995.10	0.02	0.38	0.92	0.01	Moderate Resource
995.11	0.97	0.80	0.85	0.70	Highest Resource
995.12	0.97	0.74	0.85	0.69	Highest Resource
1100.12	0.92	0.09	0.72	0.30	High Resource
1100.07*	0.75	0.15	-	0.42	Highest Resource
1100.08*	0.95	0.29	-	0.65	Highest Resource

* Census tracts are not solely located within the City of Seal Beach and include portions in other jurisdictions

Source: California Fair Housing Task Force, TCAC/HCD Opportunity Areas (2021) – Composite Score – Tract.

Access to Opportunities Regional Comparison. Generally, Seal Beach has notably greater access to opportunities when compared to Orange County. Table IV-15 displays various indicators that show the opportunities available to Seal Beach citizens compared to that of Orange County. The population below the federal poverty level in the City (5.7%) is significantly less than in the County (9.4%), indicating that economic opportunities are more available in the City than in the surrounding region. Additionally, education indicators show that while the city has a lower percent of the population enrolled in K-12 education, Seal Beach citizens with a bachelor's degree or higher is 8% greater than the County.

Table IV-15 Access to Opportunity Indicators – City and County

Indicator	Seal Beach	Orange County
Population below Federal Poverty Level	5.7%	9.4%
Education		
Bachelor's Degree or Higher	49.0%	41.0%
School Enrolled Population Enrolled in Kindergarten to 12th Grade	56.4%	60.3%
Unemployment Rate	6.7%	4.7%

Source: 2019 ACS 5-Year Estimates Data Profiles.

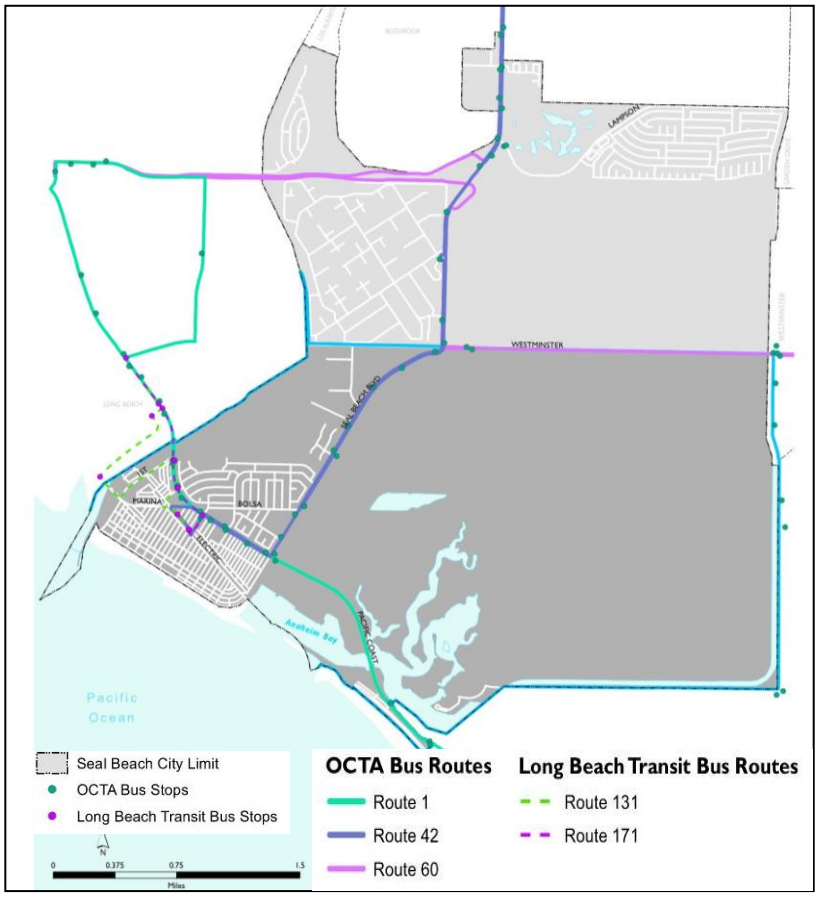
Transportation. Access to adequate transportation and a variety of transit options can help lower disparities in access to opportunities. Orange County Transit Authority (OCTA) is the provider for the City of Seal Beach and the surrounding communities. The city has three OCTA bus routes: Route 1, Route 42, and Route 60. Additionally, there are two Long Beach Transit Bus Routes that operate within the city, Route 131, and Route 171. Transit routes and transit stops are shown in Figure IV-25 below.

The Orange County AI utilized two transportation indicators to help analyze disparities in access to opportunities. The transit trips index measures how often low-income families in a neighborhood use public transportation and the low transportation cost index measures the cost of transportation and proximity to transportation by neighborhood. The AI found no significant disparities between racial and ethnic groups in the low transportation cost index and found that transit index scores do not vary significantly by race or ethnic group in most areas across Orange County.

Access to public transportation in Seal Beach is similar and comparable to neighboring cities, and the greater Orange County region. Further, Walk Score demonstrates that the Main Beach/Old Town neighborhood in Seal Beach is "very

walkable" with a score of 85. This score indicates that most errands can be accomplished on foot.[19]

Figure IV-25 Transit Routes



Findings: Disparities in Access to Opportunities

Overall, Seal Beach is identified as moderate to highest resource, with no areas of low resource and no areas of high segregation and poverty. The most significant factors impacting TCAC opportunity area scores are economic and environmental, which primarily affect Leisure World and NWS Seal Beach. Environmental issues are most apparent when analyzing CalEnviroScreen 4.0 data. As previously discussed, low environmental scores are likely the result of existing naval operations, proximity to the I-405 freeway, and heavy industrial uses along the San Gabriel River. The City will be preparing an Environmental Justice Element including goals and policies to address these concerns. Access to transportation does not disproportionately affect racial and ethnic groups within the city and is not a barrier to opportunities in Seal Beach.

[19] Walk Score, Main Street/Old Town Seal Beach, https://www.walkscore.com/score/129-main-st-seal-beach-ca-90740, accessed December 16, 2021.

Generally, Seal Beach is a high resource city with access to strong educational and economic outcomes. Affordable housing units would allow more households to enjoy access to high resources found within the city. As the data does not indicate a specific disparity to access within the city, it is assumed the key barrier to opportunity for housing in Seal Beach is affordability. Increasing affordable units for a variety of household types would allow for high opportunity within the community to be expanded.

Disproportionate Housing Needs

Disproportionate housing needs are determined by comparing substandard housing or housing problems in relation to tenure, race, household size, or household age. A household is considered substandard or having a housing problem if it has one or more of the following housing problems:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Housing unit is overcrowded (more than 1 person per room)
- Household is cost burdened (greater than 30%)

A household is considered to have a severe housing problem if it has one or more of the following housing problems:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Housing unit is overcrowded (more than 1 person per room)
- Household is cost burdened (greater than 50%)

Table IV-16

Substandard Housing in Seal Beach by Tenure

	Owner		Renter		Total	
Total Households	9,505		2,995		12,500	
Household has at least 1 of 4 Housing Problems	2,075	22%	1,315	44%	3,390	27%
Household has at least 1 of 4 Severe Housing Problems	1,100	12%	605	20%	1,705	14%
Total Households with Cost Burden	1,985	21%	1,235	41%	3,220	26%
Household Housing Cost Burden >30% to <=50%	1,005	11%	730	24%	1,735	14%
Household Housing Cost Burden >50%	980	10%	505	17%	1,485	12%
~~Household Housing Cost Burden >50%~~	~~980~~	~~0.10%~~	~~505~~	~~0.17%~~	~~1485~~	~~0.12%~~[20]

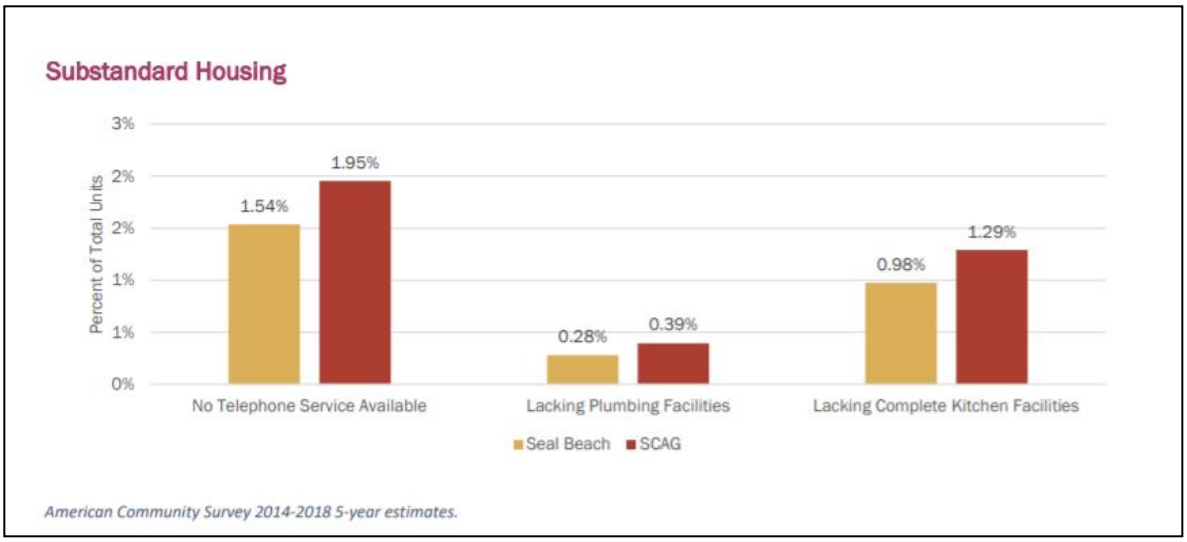
Source: HUD CHAS Data 2014-2018

Cost burdens and substandard housing significantly affects renters over owners within the city, with 41% of renters experience cost burden and 44% of renters experiencing at least one of four housing problems as defined by HUD. Comparatively, only 21% of owners experience cost burden and 22% of owners experience at least one of four housing problems as defined by HUD.

Across the City, approximately one quarter of households experience cost burden and at least one of the four housing problems. Based on Figure IV-26 below, a small percentage of units in the City lack complete plumbing facilities (0.28%) or lack complete kitchen facilities (0.98%). Generally, cost burden affects households more significantly compared to physical deficiencies associated with units.

[20] Row was incorrectly included, has been removed following Planning Commission meeting of January 18, 2022.

Figure IV-26 Substandard Housing in Seal Beach



Cost burden is shown to be concentrated in Census Tract 995.02, where the NWS Seal Beach is located. Housing units on this property are owned by the federal government, and NWS Seal Beach contracts with Lincoln Military Housing (a privatized company) for property management. Units range from family housing (including both two-bedroom units and four-bedroom units) and unaccompanied housing (formerly Bachelor Housing, also referred to as the barracks). As units within Census Tract 995.02 are limited to service members, this cost burden is uniquely placed on a specific subgroup of residents in Seal Beach. The ACS 2015 – 2019 data compared to ACS 2010 – 2014 is showing an increased rental burden on this specific census tract.

Census Tract 995.09, 995.10 and 995.04 show the lowest concentration of overpayment for renting. An increase in rental burden on Census Tract 995.09 has occurred, when comparing ACS 2010 – 2014 data to ACS 2015 – 2019 data. This particular census tract is located within Leisure World, a 55+ community where older, retirees live. The change in rental burden in this location may be associated with the unique demographics of the neighborhood. Rental burden has decreased on the census tracts located north of I-405 and has remained about the same on waterfront census tracts in downtown Seal Beach.

Overpayment burden by homeowners is not specifically concentrated in one geographic location and is distributed between the 20% - 40% and 40% - 60% categories throughout Seal Beach. No data is shown on Census Tract 995.02, as there are no owner-occupied units located on the NWS Seal Beach.

Compared to ACS 2010 – 2014, the overpayment burden on Census Tracts 995.09 and 995.10 has decreased significantly. As previously discussed, these census tracts consist of a 55+ community. Overpayment on owner occupied units may have been a result of economic conditions associated with the Great Recession, affecting fixed-income seniors more significantly than other demographic groups.

Figure IV-27 Overpayment by Owners, 2010 - 2014

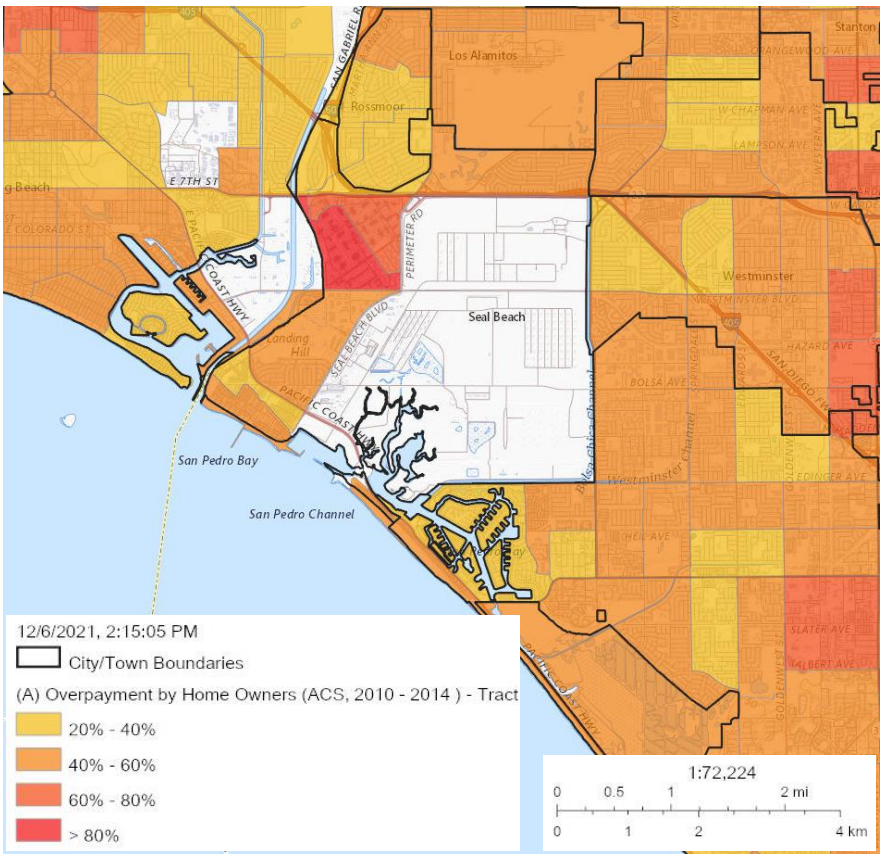


Figure IV-28 Overpayment by Owners, 2015 - 2019

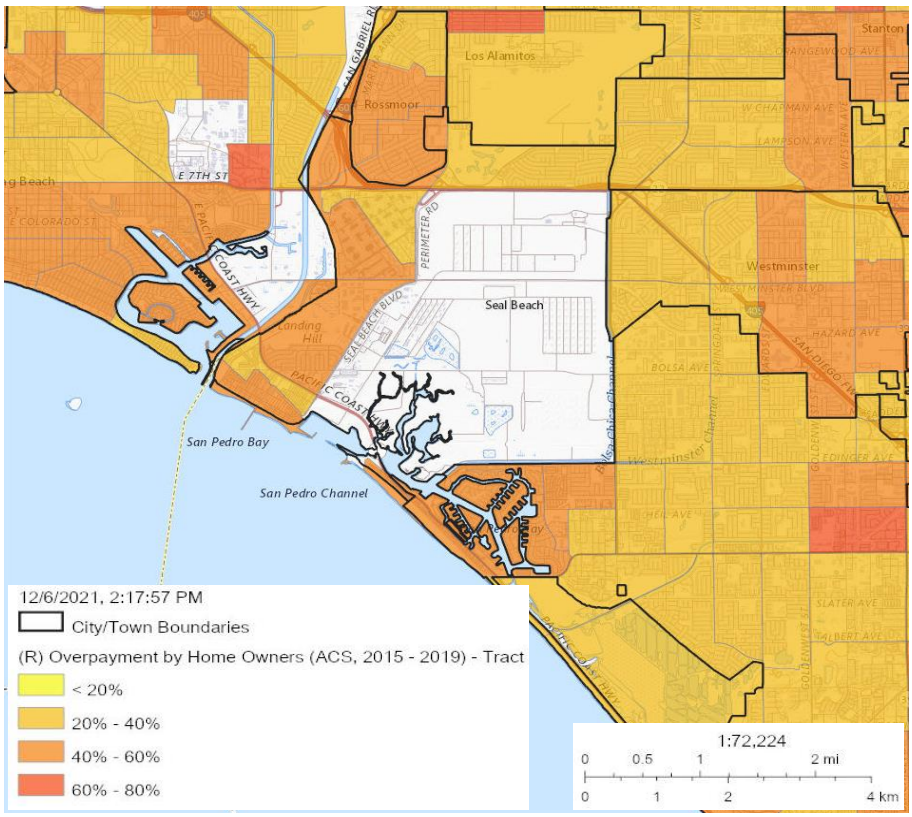


Figure IV-29 Overpayment by Renters, 2010 - 2014

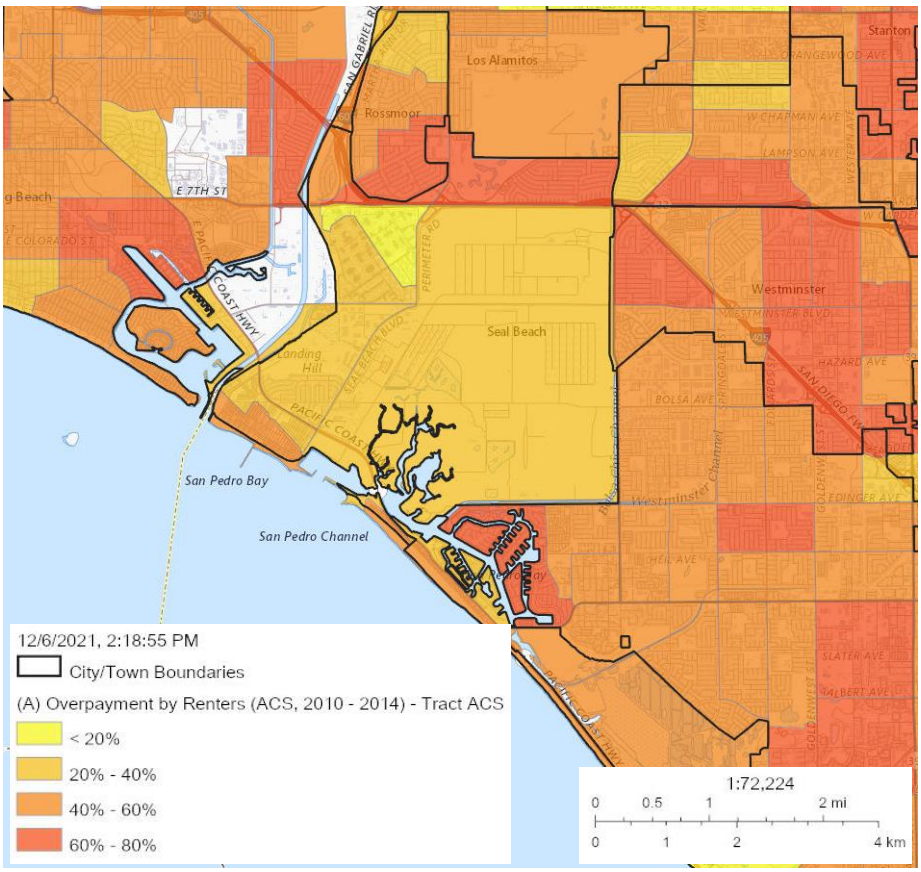
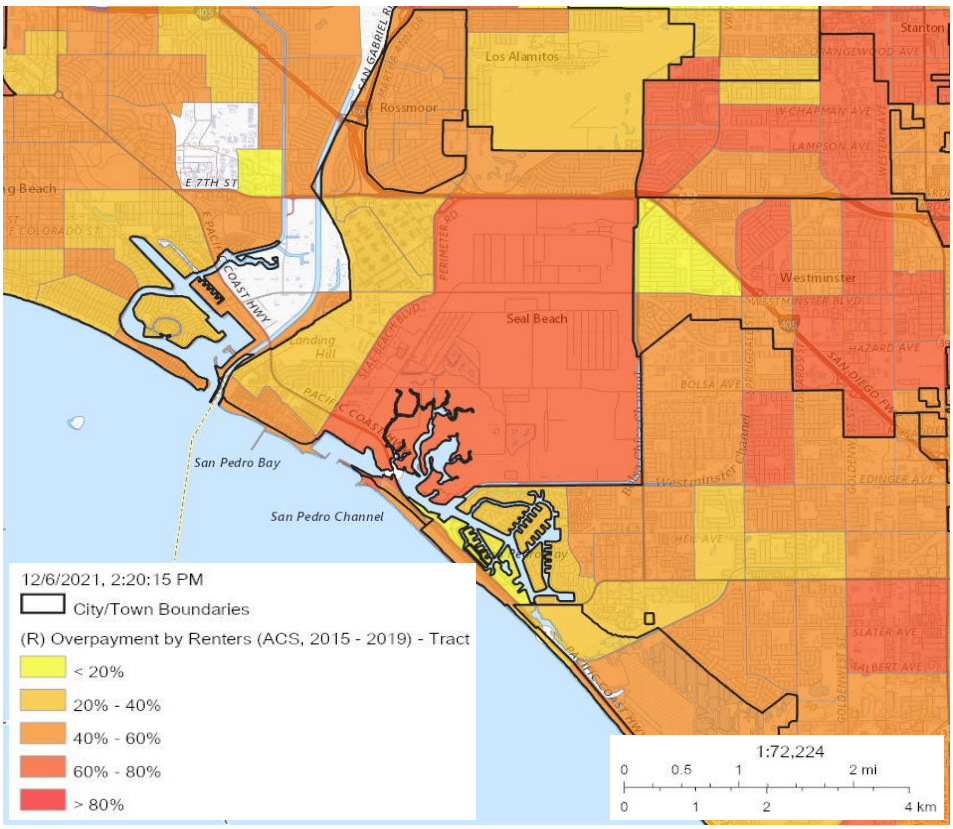


Figure IV-30 Overpayment by Renters, 2015 - 2019



Overcrowding. A household is considered overcrowded when there is more than one person per room, including living and dining rooms but excluding bathrooms and kitchens. Severe overcrowding is defined as more than 1.5 occupants per room.

Approximately 1.1% of owner-occupied units are considered overcrowded, and 2.3% of renter-occupied units are overcrowded. This is low in comparison with surrounding areas, and significantly lower than the state average of 8.2%. Both the state and County experiences overcrowding at a higher rate than Seal Beach. Further, no specific neighborhood or census block demonstrates a concentrated area of overcrowding within the city.

Seal Beach has a small Black and Asian American population, both of which experience overcrowding at higher rates compared to White households within the city. While White households have the highest number of overcrowding incidents (143 households), overcrowding only affects 1.3% of White households. In comparison, 2.1% of the 233 Black households and 5.0% of Asian American households in Seal Beach experience overcrowding.

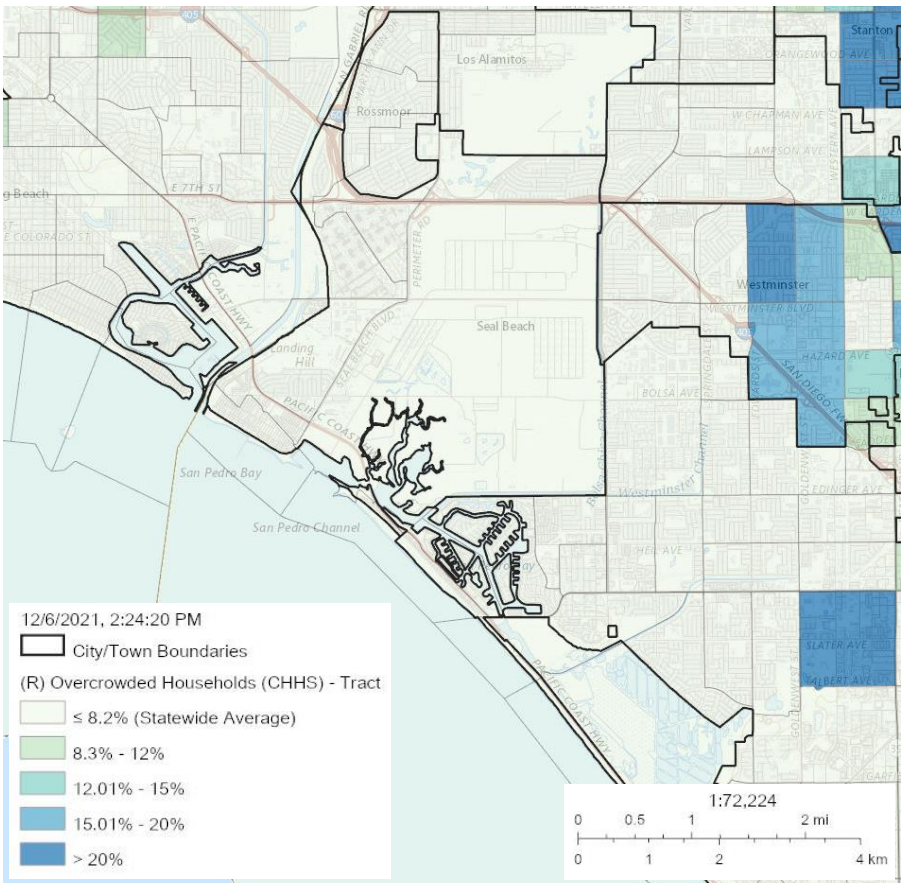
Table IV-17

Overcrowded Households by Race

	White	Black	Native American	Native Hawaiian and Other Pacific Islander	Asian American	Some Other Race (alone)	Two or More Races
Total	10,411	233	43	61	1,323	181	290
1.0 less per room	10,268	228	43	61	1,256	181	290
1.01 or more per room	143	5	0	0	67	0	0

Source: HUD CHA Data Viewer, 2014 – 2018.

Figure IV-31 Overcrowded Households



Homelessness. The homeless population is a group that has disproportionately higher needs than those who are housed. The Orange County Partnership conducted the 2019 Point in Time Count (PITC), which counts the unsheltered homeless population County-wide over two nights in January. Table IV-18 below shows the PITC for the Central Service Planning Area, which includes Seal Beach and neighboring jurisdictions. The city had eight unsheltered individuals experiencing homelessness. There is no spatial data as to where specific homeless individuals are located or congregate. Homeless individuals within Seal Beach tend to be transient in nature, making such spatial analysis difficult to prepare or procure.

Table IV-18

Regional Point in Time Count, Central Service Planning Area

City	Unsheltered	Sheltered	Total
Costa Mesa	187	6	193
Fountain Valley	28	14	42
Garden Grove	163	62	225
Huntington Beach	289	60	349
Newport Beach	64	0	64
Santa Ana	830	939	1,769
Seal Beach	8	0	8
Tustin	95	264	359
Westminster	159	25	184
County Unincorporated	4	31	35
Domestic Violence Programs	N/A	104	104
Central Service Planning Area	1,827	1,505	3,332

Source: Orange County, Everyone Counts 2019 Point in Time Count.

The previous Seal Beach Housing Element estimated approximately ten unsheltered homeless individuals. While homelessness across Orange County has risen since 2012,

the total number of individuals experiencing homelessness in Seal Beach has remained the same.

Table IV-19

Homelessness Trends and Comparison, 2012 and 2019

Year	Seal Beach	Orange County
2012	10*	4,251
2019	8	6,760
*estimate from the previous Housing Element		

Source: Orange County, Everyone Counts 2012 and 2019 PITC.

Displacement. The Urban Displacement Project at University of California, Berkeley developed a map of communities where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing cost; these are known as sensitive communities. Sensitive communities are defined based on the following set of criteria:

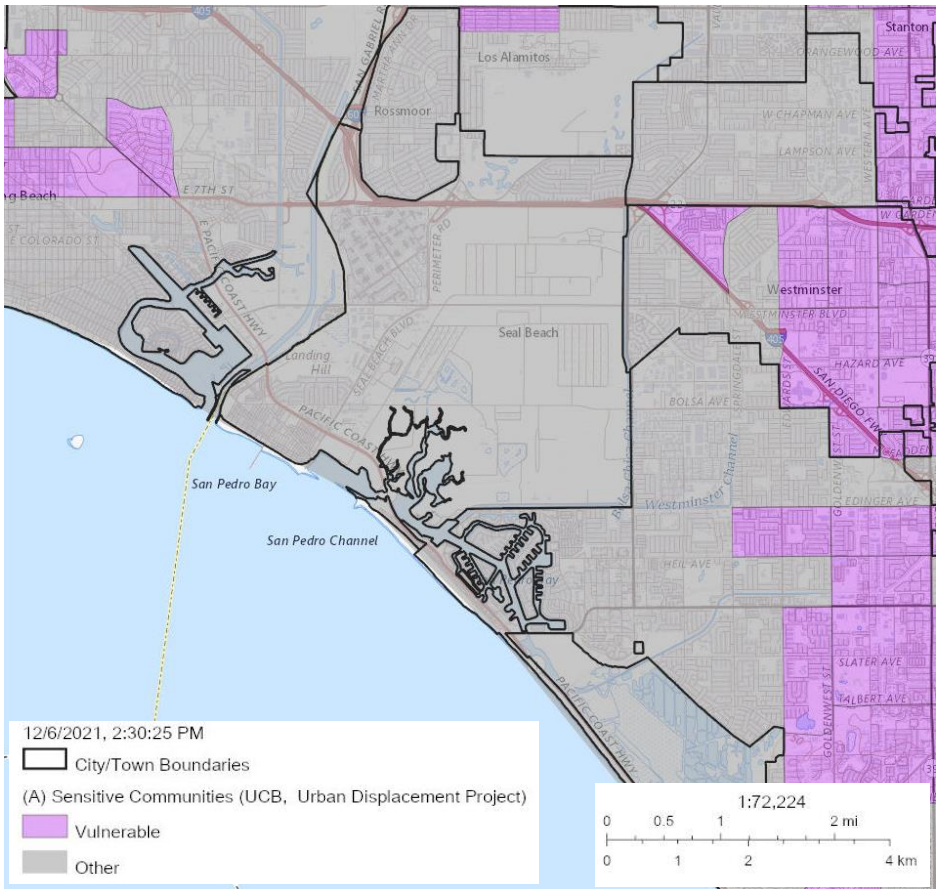
- The share of very low-income residents is above 20%.

The tract must also meet two of the following criteria:

- The share of renters is above 40%.
- The share of people of color is above 50%.
- The share of very low-income households (50% AMI or below) that are severely rent burdened is above the county median.
- They or the areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
    - The percentage change in rent above county median for rent increases OR
    - The difference between tract median rent and tract median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure IV-32 below does not identify any communities within Seal Beach as vulnerable to displacement. While there may be incidents of displacement or vulnerability to displacement on the individual/household level, displacement within Seal Beach is not generally clustered within a specific geographical area.

Figure IV-32 Households with Increased Displacement Risk

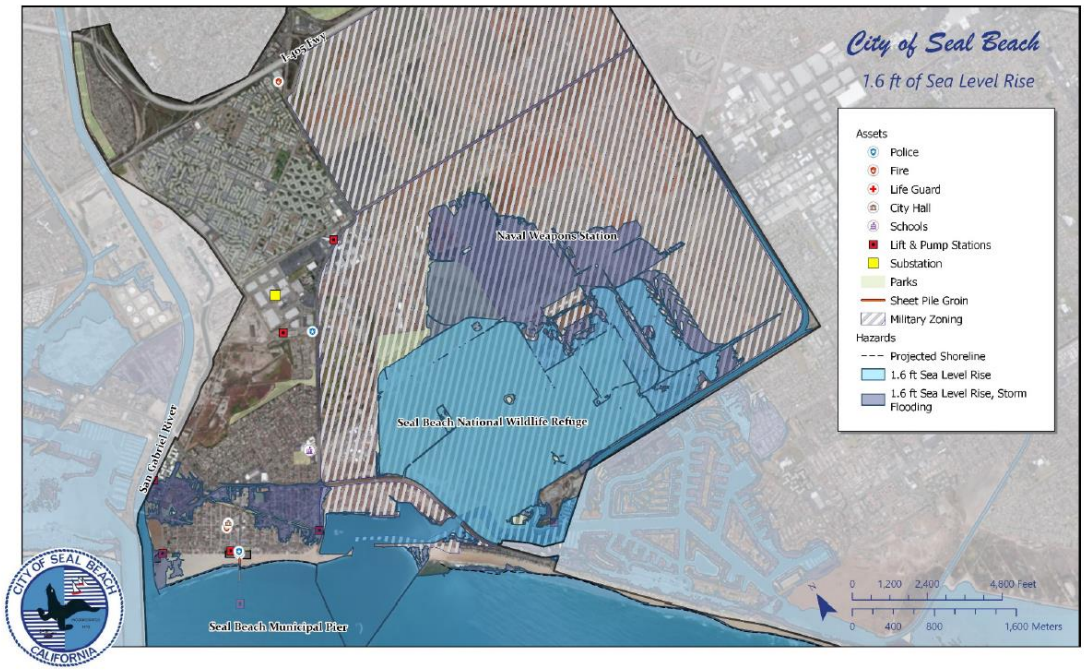


Sea level rise may be a significant driver of displacement in the future. The City of Seal Beach Sea Level Rise Vulnerability Analysis identifies significant portions of the city at risk to a variety of sea level rise scenarios. The science regarding sea level rise modeling continues to evolve; however, it is generally agreed upon that the 1.6-foot SLR scenario has a 66% probability of occurring by 2100. Under this scenario, significant sea level rise and storm flooding is projected to impact the Main Beach/Old Town neighborhood (downtown Seal Beach) and NWS Seal Beach property. Low-lying portions of the city are at the highest risk to inundation. Refer to Figure IV-33, below.

Additionally, some properties within Seal Beach are deed restricted from Coastal Commission Coastal Development Permit (CDP) conditions of approval. Deed restrictions require property owners to waive their right to future shoreline protective devices, meaning that hardline structures such as sea walls or revetments will not be permitted to protect the property from sea level rise in the future. Because Coastal Commission has limited adaptation methods available to property owners, residential loss and displacement may occur within the coastal communities of Seal Beach. Sea level rise is a slow-moving natural hazard, and as impacts materialize within Seal Beach, additional adaptation/mitigation actions may become

available. It is not anticipated that sea level rise or flooding is a significant displacement risk during this Housing Element cycle but may become a consideration in the future.

Figure IV-33 Seal Beach Sea Level Rise Vulnerability



Findings: Disproportionate Housing Needs. The analysis of disproportionate housing needs shows similar trends to the integration and segregation analysis. Generally, overpayment and cost burden are the most significant problem affecting households within Seal Beach. Overpayment disproportionately affects renter households within the city when compared to owner households. The high cost of housing in Seal Beach and other coastal Orange County communities significantly contributes to overpayment. Policies and programs within Section V are designed to assist with expanding affordable housing stock (Program 1a, 1b, 1c, 1h, 1e, 1f, 1h, 1i, 1j, 1l, 2a, 2b, 2c, 2d, 3a, 3b, 4a, 4b, 4c); refer to Section V, Housing Action Plan. Additional units for low and moderate incomes would allow for diverse households to take advantage of high economic and educational opportunities within Seal Beach.

Although overcrowding in Seal Beach is below the statewide average, only 1.3% of White households experience overcrowding, compared to 2.1% of Black households and 5.0% of Asian American households. It can be reasonably assumed that overcrowding is associated with housing overpayment and cost burden. Diversity in housing stock is key to alleviating issues of overcrowding, ensuring low to moderate income units are sized to facilitate larger households.

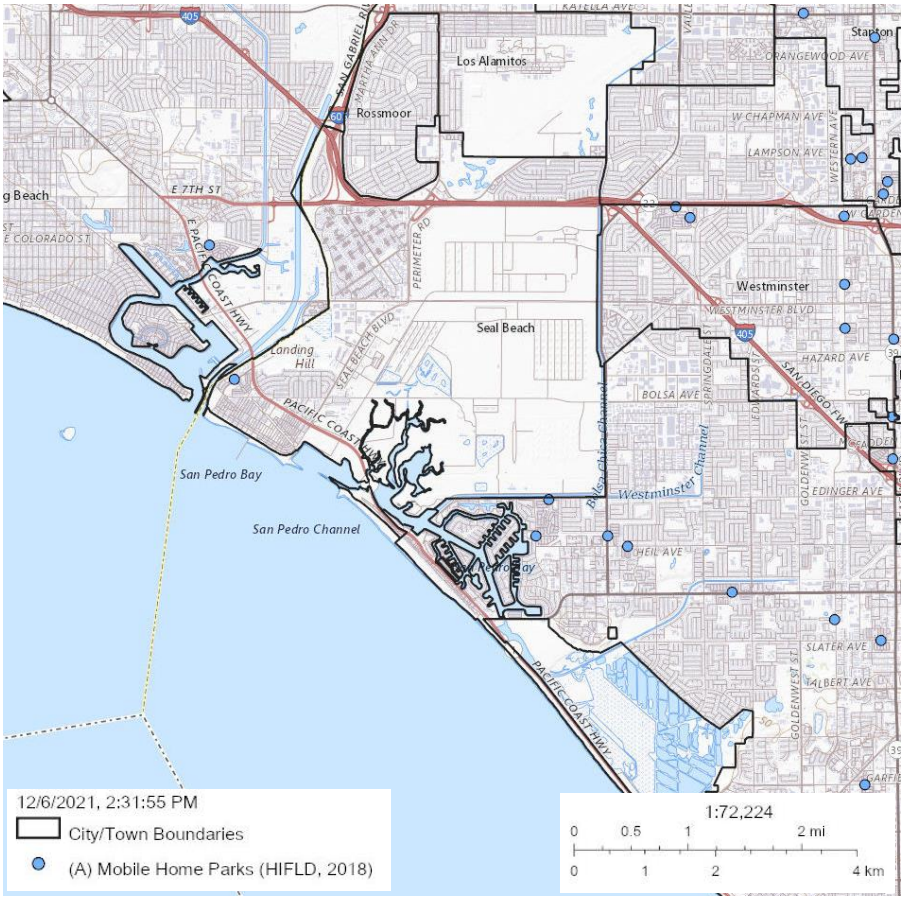
Homelessness and increased displacement risk do not present significant concerns related to disproportionate housing needs in the city within this Housing Element cycle. The upcoming Environmental Justice Element for Seal Beach will include goals and policies to address other disproportionate housing needs. As the Environmental Justice section has not yet been prepared, there are no specific details available to add to the Housing Element. Such information would be included in the next Housing Element update cycle, as appropriate.

Other Contributing Factors

Historic Land Use Practices. As previously mentioned, the racial demographics of Seal Beach are fairly homogenous, and this may be associated with historic land use practices within northern coastal Orange County and Long Beach areas. As Seal Beach incorporated in 1915, with subdivisions dating back to the 1800s and known exclusionary zoning/real estate practices occurred within the neighboring jurisdictions including Long Beach, it is reasonable to believe similar practices occurred in Seal Beach. Because of the prevalence of exclusionary zoning prior to the 1960s within this region of Los Angeles and Orange County, it is possible that these historical practices still have lingering effects in the demographics of the city into the present time. Additional affordable units within Seal Beach would likely increase racial and ethnic diversity, along with inviting households of different sizes.

Mobile/Manufactured Homes. Seal Beach has one mobile home park located within the city, that makes up about 1.1% of the housing stock in the city (155 units). While the community is frequently labeled a mobile home park, a more accurate description would be manufactured housing. The location of the neighborhood is shown on Figure IV-34, northwest of 1st street and adjacent to the San Gabriel River. The Seal Beach Municipal Code considered manufactured housing (but not mobile homes) to be defined as a single unit dwelling. The Mobile Home Park Conversion Ordinance regulates development projects that propose changing the use of mobile home parks. The previous Housing Element documented the preservation/conservation of these units as affordable; 25 units for low income and 75 units for moderate income households.

Figure IV-34 Location of Mobile Home Parks



Community Opposition to Housing. In the past, housing projects have been withdrawn and dissuaded from proceeding through the approval process from the threat of lawsuit. City residents have also expressed opposition to housing at the Shops at Rossmoor and Accurate Storage (1011 Seal Beach Blvd). The City has no control or influence on whether someone will threaten or bring a lawsuit against a project, or how the applicant will respond to the threat, regardless of if there is a valid legal basis for a challenge. Seal Beach carefully follows the CEQA process to ensure all documentation is compliant, legally sound, and defensible. However, negative community responses to land-use changes may detrimentally affect lower- and moderate-income residents, as new multi-family housing stock is more difficult and expensive to produce.

Restricted Housing Units. Unique land uses within Seal Beach restrict housing opportunities to specific age groups or employment groups, thus limiting housing choices. As previously mentioned, all units within Leisure World are age restricted to individuals aged 55 or older. Additional housing development within this neighborhood would continue to be age restricted, thus limiting housing choice for Seal Beach residents. Housing units on NWS Seal Beach are also limited to active service members employed on-site. Additional units on NWS Seal Beach would also be restricted to service members employed on-site, unless a land lease agreement with the US Navy allows for housing to be non-restricted. Such a decision is at the

discretion of the federal government and not guaranteed. Both of these land uses limit the availability of housing units within the city.

Summary of Fair Housing Issues

Seal Beach is a non-entitlement city, with a population of less than 50,000. Thus, the County of Orange participated on behalf of the City in the 2020 Orange County Analysis of Impediments to Fair Housing Choice (AI). The AI identified impediments for the entire county and for each entitlement city within Orange County. To address the contributing factors to AI, the plan proposes the following goals and actions:

Regional Goals and Strategies

Goal 1: Increase the supply of affordable housing in high opportunity areas.

Strategies from the Regional AI:

1. Explore the creating of a new countywide source of affordable housing.

2. Using best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, housing bonds, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review.

3. Explore providing low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restriction on their property.

4. Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.

5. Align zoning codes to confirm to recent California affordable housing legislation.

Goal 2: Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, Vietnamese residents, other seniors, and people with disabilities.

Strategies:

1. Explore piloting a Right to Counsel to ensure legal representation for tenants in landlord-tenant proceedings, including those involving the application of new laws like AB 1482.

Goal 3: Increase community integration for persons with disabilities.

Strategies:

1. Conduct targeted outreach and provide tenant application assistance and support to persons with disabilities, including individuals transitioning from institutional settings and individuals who are at risk of institutionalization. As part of that assistance, maintain a database of housing that is acceptable to persons with disabilities.

2. Consider adopting the accessibility standards adopted by the City of Los Angeles, which require at least 15 percent of all new units in city-supported Low-Income Housing Tax Credit (LITHTC) projects to be ADA-accessible with at least 4 percent of total units to be accessible for persons with hearing and/or vision disabilities.

Goal 4: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

Strategies:

1. Reduce barriers to accessing rental housing by exploring eliminating application fees for voucher holders and encouraging landlords to follow HUD's guidance on the use of criminal backgrounds in screening tenants.

2. Consider incorporating a fair housing equity analysis into the review of significant rezoning proposals and specific plans.

Goal 5: Expand access to opportunity for protected classes.

Strategies:

1. Explore the voluntary adoption of Small Area Fair Market Rents or exception payment standards in order to increase access to higher opportunity areas for Housing Choice Voucher holders.

2. Continue implementing a mobility counseling program that informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic supports to voucher holders seeking to move to higher opportunity areas.

3. Study and make recommendations to improve and expand Orange County's public transportation to ensure that members of protected classes can access jobs in employment centers in Anaheim, Santa Ana, and Irvine.

4. Increase support for fair housing enforcement, education, and outreach.

4. Site Inventory Effect on Affirmatively Furthering Fair Housing

AB 686 requires the Housing Element to evaluate selected sites relative to the effect on fair housing. In Seal Beach, the sites inventory potential sites for housing development (including underutilized sites and ADUs) along with candidate sites for rezoning. For the purposes of this analysis, potential sites for housing development and candidate sites for rezoning are considered against affirmatively furthering fair housing standards.

Segregation and Integration

It is noted that census tracts within Seal Beach are fairly racially homogenous, with similar racial and ethnic identities found across the city. According to Figure IV-2, census tracts within Seal Beach range from sizeable (gap 10% to 50%) to predominantly (gap >50%) White majority. As such, all of the selected sites and

candidate sites for rezoning are located within census tracts identified as White majority.

Low to moderate income populations are distributed throughout the City of Seal Beach, and the selected sites and candidate sites for rezoning are distributed throughout neighborhoods with different median income levels. Both the 1011 Seal Beach Blvd site and 1780 Pacific Coast Highway (PCH)site are located within a census block group with an average median income greater than $125,000. No concentrations of poverty are found in these census blocks; both census blocks show the lowest concentration of low to moderate income households in the city. Thus, additional low to moderate income units on these selected sites will allow diverse households to take advantage of positive opportunities found in these high-income neighborhoods.

The Leisure World community has the highest concentration of low to moderate income population within Seal Beach. Additional housing in this community would likely be age restricted to 55+ adults, which would continue to segregate this specific age-group demographic within the city to primarily live within two specific census tracts. Because 55+ adults are more likely to be retired or fixed income, these census tracts would continue to be concentrations of low to moderate income households. Generally, age-restricted housing tends to be priced lower than units without age restrictions and provide a more affordable housing opportunity to senior citizens. As discussed in Section F.2, the housing needs of elderly populations can be addressed through smaller units, accessory dwelling units, shared living arrangements, congregate housing, and housing assistance programs. Units within Leisure World tend to be smaller units, ranging from one to two bedrooms. Individuals aged 65+ make up 39% of the city population (compared to regional share of 13%); the age distribution in Seal Beach would support additional units within this community. Further, rezoning within Leisure World for higher density would yield a potential 150 units out of the identified ~~1,543~~1,557 (refer to Table B-3); representing 9.7% of the potential units on candidate sites for rezoning. Thus, additional housing units within this community would not cause additional income-based segregation across the city nor would it exacerbate existing income concentrations.

Similar to the concentration of low to moderate income population in Seal Beach within the Leisure World community, these census tracts also include a concentration of population with a disability. The population with a disability within both Leisure World census tracts is documented as greater than 40%, whereas the rest of the city has a population with a disability lower than 10%. Again, this demographic concentration of population with a disability is associated with the age restricted 55+ units. Refer to Table II-20 for details regarding the most common disabilities for senior by type within the city. Because 55+ adults are more likely to have a disability than other age groups, these census tracts would continue to be concentrations of individuals with a disability. As discussed above, rezoning properties within Leisure World would only account for a portion of the potential units on candidate sites for rezoning. Thus, additional housing units within this community would not cause additional disability-based segregation across the city nor would it exacerbate existing population concentrations.

There is no significant geographic pattern or concentration of single-headed or female-headed households of the city. The selected sites or candidate sites for rezoning are not expected to influence the distribution of familial status across the city.

Racially and Ethnically Concentrated Area of Poverty

There are no R/ECAP located within Seal Beach; thus, no sites are located within a R/ECAP. Selected sites are not anticipated to cause the creation of a R/ECAP.

There is one vacant site located within this census block group at 99 Marina Drive, 4.3 acres in size. 99 Marina Drive is identified as a candidate site for rezoning; the current general plan zoning is listed as OE. With a density of 20 du/acre, this site could yield 86 units. While this site is vacant, historical uses included an oil separation and refinery facility. Thus, there is the potential for environmental contamination and needed remediation efforts before this site is suitable for residential use. Low-income units are prioritized in this location, to allow diverse households to take advantage of the high opportunity offered by the RCAA located in this census block group.

Disparities in Access to Opportunities

Overall, most of Seal Beach scores high on the TCAC composite scores as having high access to opportunity. All census tracts depict high levels of education outcomes, with the exception of a few census tracts with no data provided. The TCAC analysis generally displays high economic outcome scores, particularly within the census tract where selected sites and candidate sites for rezoning are located. Minor exceptions to this include the candidate sites for rezoning located in Leisure World and NWS Seal Beach. As previously discussed, Leisure World consists of a 55+ demographic where a significant portion of individuals are retired. NWS Seal Beach is an active Navy facility, where all economic activity occurs under the umbrella of the federal government. Environmental scores vary by census tract. The presence of NWS, I-405 highway and heavy industrial uses (oil production and LADWP generating station) adjacent to the San Gabriel River introduce pollutants to the community. Selected sites and candidate sites for rezoning are distributed throughout zones ranging between less positive outcomes and more positive outcomes.

CalEnviroScreen 4.0 percentile scores throughout the city generally are low, indicating positive environmental outcomes. The highest scoring census tract is located at NWS Seal Beach, with a percentile score of 67.63. Only one candidate site for rezoning is located within this census tract; all other selected sites and candidate sites for rezoning are located in census tracts scored 45 or below, indicating positive environmental outcomes.

Based on the CalEnviroScreen 4.0 data and TCAC composite scores, the selected sites and candidate sites for rezoning will not introduce new environmental pollution burden, nor will additional disparities in access to opportunities be introduced. The 1011 Seal Beach Blvd site (80 low-income units) and 1780 PCH site (5 moderate income units) are located in areas with low CalEnviroScreen percentile scores and TCAC identified highest resource. Further, modern construction on these units would be required to include high-efficiency HVAC air filters to ensure excellent indoor air

quality as a mitigation action against proximity to I-405, military and industrial uses. New housing in the proposed sites achieves multiple goals of adding housing stock in underutilized areas while enhancing existing neighborhoods with new housing choices. Units for low and moderate incomes will allow diverse types of households to take advantage of positive environmental, educational, and economic outcomes found in these census tracts.

Disproportionate Housing Needs

The selected sites and candidate sites for rezoning are not located within any areas indicating disproportionate housing needs. Overcrowded households are rare in Seal Beach (only occurring in 1.1% of owner units and 2.3% of renter units) and are not congregated within a specific area of the city. The average household size hovers at 1.91, with the most commonly occurring household size is one person (45.1%) and second most commonly occurring household is two people (35.4%). Thus, there is no disproportionate need for large units to alleviate existing overcrowding or large household size.

Further, the selected sites and candidate sites for rezoning are not anticipated to pose any displacement risk during the planning period. Analysis shows no communities within Seal Beach are identified as vulnerable to displacement. Both candidate sites selected (1011 Seal Beach Boulevard and 1780 PCH) include existing commercial uses; redevelopment of these properties would not displace any existing residents. Candidate sites for rezoning include commercial and vacant property, with the exception of 533 acres identified within the Leisure World community. Displacement of existing residents could create disproportionate housing needs, considering the needs of this community as a 55+ retirement neighborhood. Both census tracts within Leisure World show the highest concentration of low to moderate households and persons living with a disability within Seal Beach. Policies and programs to prevent displacement of existing residents would be required if residential redevelopment was proposed on any of the mutual zones. Thus, displacement risk would be considered low regarding the selected sites and candidate sites for rezoning.

5. Identification of Issues, Contributing Factors, and Meaningful Actions

Table IV-20 Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factor	Meaningful Actions
Outreach Capacity	Limited local private fair housing outreach and awareness.	• Housing Choice Voucher Rental Assistance promotion and outreach (Program 3a). • Mortgage credit certificate promotion and outreach (Program 3b). • Housing Information and Referral Services (Program 5b and 5c). • City to contract with a fair housing services provider to provide specific services to Seal Beach residents (Program 5a).
Disproportionate Housing Needs	Substandard housing, overpayment, and cost burden disproportionately affects renters Limited affordable or low-income housing	• On-going housing conditions monitoring, to identify properties in need of maintenance or repair and provide information regarding rehabilitation assistance programs (Program 4b). • Density bonus regulations and

		procedures (Program 2a). • Affordable housing resources (Program 2b). • City to contract directly with a fair housing services provider to provide specific services to Seal Beach residents (Program 5a).
Access to Opportunity	Limited affordable and accessible low-income housing Inability to afford and take advantage of local, educational, and recreational activities	• Provision of adequate public facilities and services (Program 1k). • Housing Choice Voucher Rental Assistance (Program 3a).
Displacement	Lower and moderate households may face displacement pressures as rents rise due to high overall housing costs.	• Condominium Conversion (Program 4a). • Replacement housing (Program 1f).

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V. HOUSING ACTION PLAN

This chapter of the Housing Element sets forth the City's goals, policies, programs and objectives to address the housing needs of Seal Beach residents. This Housing Plan represents a continuing effort on the part of the City to facilitate the provision of housing for all economic segments of the population and persons with special needs, to maintain the condition and affordability of the existing housing stock, and to further fair housing. Table V-1 identifies the City's quantified housing objectives over the 2021-2029 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: Provide Adequate Sites for Housing through updates to 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. Although there is limited developable vacant land remaining, the Regional Housing Needs Assessment (RHNA) assigns Seal Beach a housing need of 1,243 units during the 2021-2029 planning period. When sufficient land with appropriate zoning is not available to accommodate regional housing needs, State law requires cities to amend existing land use plans and regulations to create additional capacity for housing development to accommodate the RHNA.

As discussed in Appendix B, the City has conducted an evaluation of potential properties where land use regulations could be amended to create additional opportunities for housing or mixed-use development, and candidate sites have been identified for further evaluation to determine the most appropriate parcels to be rezoned.

To address the current shortfall in capacity for potential housing development the City will process zoning and General Plan amendments for sufficient sites with appropriate densities as identified in Appendix B no later than October 15, 2024, to fully accommodate the City's remaining housing need. Rezoned sites will be selected from the candidate sites listed in Appendix B and will comply with the requirements of Government Code §65583.2(h) and (i). Specifically, sites designated to accommodate the RHNA shall have a minimum density of 20 units per acre. Developments at designated housing sites with 20 percent or more of the units are affordable to lower-income households will be permitted by right, pursuant to State law as applicable.

<u>Objective:</u> Maintain adequate sites to accommodate the RHNA allocation

<u>Responsible Party:</u> Community Development, Planning Commission, City Council

<u>Funding Source:</u> General Fund

Schedule: Complete rezoning by October 2024, with ongoing modifications as needed to maintain site inventory

Program 1b: Mixed Use Development Zones

In order to implement development at some of the suggested sites and address constraints on the development of housing for a variety of income levels, a new mixed-use designation will be required. Currently, the City's mixed-use designation (Limited Commercial/Residential Medium Density or LC/RMD) does not have a high enough density minimum to meet State law requirements for lower-income housing. Through the zoning update process and community outreach, the City will evaluate options for accommodating housing development in conjunction with appropriate commercial uses through a new mixed use zoning designation.

Objective: Create a mixed-use zone that meets state requirements for RHNA site designation, specifically to facilitate housing for lower income households. The zoning process will consider how to accommodate State requirements to allow for: a minimum residential density of 20 units per acre; a large enough size to permit at least 16 units; exclusively residential uses; at least 50 percent of the building floor area of a mixed-use development to be dedicated to residential uses; and housing by-right with at least 20 percent of the units affordable to lower-income households. The definitions of "persons and families of low and moderate income," "lower income households," and "very low-income households" as set forth in Health and Safety Code sections 50079.5, 50093, and 50150 shall apply.

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Complete site rezoning necessary to accommodate the RHNA by October 2024, with ongoing implementation

Program 1c: Promote Available Housing Incentives and Evaluate Effectiveness

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 consistent with State law, including, but not limited to density bonus law, permit streamlining under SB35 for projects with at least 50 percent affordability, and SB 330 The City will update its website to include this information in greater detail for potential developers. Currently, the Planning Commission has the authority to determine affordable housing incentives, pursuant to the Zoning Code. City staff will evaluate the effectiveness of these incentives and concessions on an annual

basis with empirical data (development of units) and anecdotal discussions with developers. To the extent that available incentives demonstrate ineffectiveness, the City will examine revised or new incentives that may be implemented.

Objective: Make information on available incentives and concessions readily available, and evaluate their efficacy on a regular basis

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Website updates by July 2022, evaluation on an ongoing annual basis. If available incentives demonstrate ineffectiveness by the end of the 2024 calendar year, the City will undertake revisions to available incentives in 2025.

Program 1d: Annual Progress Report

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

Objective: Maintain compliance with State law and provide transparency on progress towards the RHNA

Responsible Party: Community Development

Funding Source: General Fund

Schedule: April of each year

Program 1e: Ensure No Net Loss

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 remaining RHNA allocation throughout the planning period. The City shall not reduce the allowable density of any site in the 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 remaining 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 remaining share of its lower- or moderate-income regional housing need, 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 capacity.

Objective: Maintain adequate inventory of sites for residential development according to State law

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Ongoing implementation

Program 1f: Replacement Housing Program

If residential development on any property rezoned to accommodate the RHNA allocation involves demolition of existing residential units, the City will require replacement pursuant to Gov. Code §65583.2(g)(3).

Objective: Maintain no net loss of housing, with specific focus on housing affordable to lower-income residents by developing a formal, ongoing procedure for analyzing loss of units and replacement requirements.

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Ongoing implementation

Program 1g: Land Use Compatibility

A goal of the City is to create and maintain desirable living areas for residents protecting residential neighborhoods from incompatible uses. The City recognizes that opinions on compatibility may change over time. A community engagement and outreach program will be implemented through the review of proposed amendments to the General Plan and zoning regulations to ensure changes reflect the needs of the community while also expanding housing opportunity sites in accordance with the RHNA allocation and State law.

Objective: Effectively utilize the zoning and General Plan amendment process to implement appropriate land use controls to ensure the compatibility of residential areas with surrounding uses

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Completed commensurate with zoning code updates to be completed by October 2024

Program 1h: Accessory Dwelling Units

Accessory dwelling units (ADUs) can provide affordable housing options for a wide range of household types, many of which may have very low- or extremely low- incomes. The City will continue to encourage ADU production consistent with State law, which shall include:

1. Revisions and updates to the City's adopted ADU Ordinance as needed for consistency with State law; and
2. Website updates to explain the permitting process in simplified terms, and offer direction to the resources offered through the State and other agencies as applicable.

Objective: Provide a streamlined and understandable process for the development of ADUs and JADUs, supported by resources as they may be available.

Responsible Party: Community Development; Planning Commission; City Council

Funding Source: General Fund

Schedule: Consider revisions to existing ordinance by July 2022, and website updates by September 2022, with ongoing implementation as needed

Program 1i: Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing

Housing and the continuum of care for those at risk of or currently experiencing homelessness has changed dramatically in Orange County over the last five years. Housing ranging from temporary emergency shelters to permanent supportive units are now in much greater number, and tied to a range of services and support networks at the regional level to leverage resources and more comprehensively address problems.

AB 139 (2019) revised State law regarding parking standards for emergency shelters. To ensure that City development standards and procedures continue to provide adequate sites for emergency shelters, parking requirements for emergency shelters will be amended consistent with current law. In 2018, AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed

housing development meets specified criteria. AB 101 (2019) added the requirement that "low barrier navigation centers" meeting specified standards be allowed by-right in areas zoned for mixed-use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq.

Objectives: (a) Continue to facilitate the provision of emergency shelters and transitional/supportive housing consistent with State law; (b) Process a Code amendment to amend City regulations for emergency shelters, supportive housing and low-barrier navigation centers consistent with State law in 2022.

Responsible Party: Community Development; Planning Commission; City Council

Funding Source: General Fund

Schedule: Process a code amendment related to emergency shelters concurrent with the zoning code update for RHNA sites, with ongoing evaluation.

Program 1j: Innovative Land Use and Construction Techniques

Construction and land costs typically 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. The City shall evaluate opportunities to implement new land use options and encourage a variety of construction techniques during the zoning code update under Program 1a.

Objective: Reduce barriers to housing through land use techniques and construction methods that minimize housing costs provided that basic health, safety, and aesthetic considerations are not compromised.

Responsible Party: Community Development; Planning Commission; City Council

Funding Source: General Fund

Schedule: Complete the zoning update by October 2024, which shall incorporate Program 1j.

Program 1k: 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.

The City will continue to utilize the environmental and other development review procedures to ensure that all new residential developments are provided with adequate public facilities and services. If existing public facilities or services are inadequate to serve new development consistent with land use plans, the City will work cooperatively with service providers to expand capacity where feasible.

Objective: Maintain adequate public facilities and services

Responsible Party: Public Works Department, service providers

Funding Source: General Fund

Schedule: Ongoing implementation as development occurs

Program 1l: Streamlined Permit Processing and Transparency

SB 35 (2017) requires streamlined ministerial approval procedures under certain circumstances. The City will establish and implement written procedures to ensure conformance with SB 35.

In addition, all zoning, development standards, and fees will continue to be posted on the City's website in conformance with State transparency requirements.

Objective: Reduce barriers to housing development through simplified processing and available information

Responsible Party: Community Development

Funding Source General Fund

Schedule: Written procedures will be developed by October 2022, with ongoing updates to the website and other informational material

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, including the elderly, persons with disabilities, including developmental disabilities, large households, female-headed households, and the homeless.

Policy 2b: Provide incentives to encourage the development of new affordable housing for lower- 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 persons with special needs.

Policy 2d: Encourage construction of low- and moderate-income housing on 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;
- 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 regulations and procedures to facilitate the production of low- and moderate-income housing by providing incentives that reduce per unit development costs. State Density Bonus law was recently amended to provide additional incentives for affordable housing production. The City will develop informational material for its website on how developers can utilize density bonus incentives to increase housing.

Objective: Make information on density bonus incentives readily available

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Website updates to be completed by October 2022 and updated on an ongoing basis as applicable

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. To achieve this, the City will take the following actions:

- Maintain and annually update 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.
- Monitor funding resources, such as Multi-Family Housing Program (MHP) funds and Low-Income Housing Tax Credits (LIHTC), that may become available from time to time through the County, the State, or the Federal governments to subsidize affordable housing development, and seek to partner with developers to connect to those resources.
- Maintain an inventory of residential sites available for development continuously on the City website.
- 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 whenever housing development is proposed.
- Provide technical assistance to affordable housing developers in preparation of grant funding applications
- Explore membership in the Orange County Housing Finance Trust in 2022
- Prioritize funding for projects that include extremely-low-income units or housing for persons with special needs

Objective: Connect housing developers to technical knowledge and resources to facilitate the development of affordable housing.

Responsible Party: Community Development, Finance; Planning Commission; City Council

Funding Source: General Fund

Schedule: Most activities for Program 2b are ongoing in nature; consideration of membership in the Orange County Housing Finance Trust shall be completed by June 2022.

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.

Objective: Increase the number of affordable housing units

Responsible Party: Community Development, Finance, City Council

Funding Source: General Fund, unless alternative grant funding is available

Schedule: Ongoing

Program 2d: Regional Coordination of Housing issues

The City will continue to participate in other programs that facilitate information sharing and housing production at a regional scale. The City will attend quarterly OCHA Cities Advisory Committee meetings to be up to date on programs offered by the County or other entities that may incentivize different types of affordable housing and encourage preservation of existing housing stock. As noted in other programs, relevant information will be posted on the City's website and shared with other entities such as public libraries, community newsletters, and social media.

Objective: Leverage resources to augment affordability in housing

Responsible Party: Community Development, OCHA

Funding Source: General Fund

Schedule: Quarterly meetings with ongoing updates to information

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: Housing Choice Voucher Program Rental Assistance

The Housing Choice Voucher Program, long known as "Section 8", is a federal program that extends rental subsidies to very low- and extremely low-income individuals and families. The subsidy represents the difference between 30% of monthly income of the household and the allowable rent determined by the Section 8 program to increase housing affordability for the voucher recipient. Seal Beach is not a direct recipient of Section 8 vouchers, but it does participate in the Section 8 Rental Assistance Program through the Orange County Housing Authority (OCHA).

Most Section 8 subsidies are issued by OCHA in the form of vouchers that permit tenants to choose their own housing. The City will make information regarding the process of obtaining a Section 8 voucher, while noting this can be a challenging process due to lack of available funding. In addition, OCHA has recently partnered with other entities, including United Way, to expand landlord understanding of the Section 8 voucher process, and provide additional resources to make property owners more willing to accept vouchers. The City will continue to coordinate with OCHA on a quarterly basis, and provide up to date information on its webpage for landlords that may be interested in participating in the program. Information will also be shared through other outlets such as local libraries, Leisure World, and City social media and/or newsletters.

Objective: Increase information available on Section 8 vouchers as a means of increasing affordability for households

Responsible Party: Community Development, County of Orange

Funding Source: General Fund

Schedule: Website updates to be completed by October 2022, with ongoing updates and partnership with OCHA on a quarterly basis.

Program 3b: Mortgage Credit Certificates

The Mortgage Credit Certificate (MCC) 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 (https://www.ocgov.com/residents/mccp).

The City will promote the MCC program on its website and other available outlets.

Objective: Increase awareness of the MCC program to increase affordability for homebuyers

Responsible Party: Community Development, County of Orange

Funding Source: General Fund

Schedule: Website update by October 2022 with ongoing maintenance and monitoring for changes to the program

Program 3c: 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, in addition to the required City approvals. 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, funded in part by a grant from the Coastal Commission. An Ad Hoc General Plan/LCP Committee has been established to provide guidance to staff in this effort. Completion of the LCP is targeted for early 2023.

Objective: Streamline the development process by eliminating a separate process for Coastal Zone approvals

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund, Coastal Commission Grant Funding

Schedule: Planned completion by March 2023

Program 3d: Implementation of new Planning and Permitting Software

The City integrated online plan check in 2020, in response to the COVID-19 pandemic, and to simplify the permitting process. Based on the success of that effort, the City has recently initiated transition to a new planning and permitting software which will allow for even greater digital and remote access to the Community Development Department. Digital submittal, turnaround, and record keeping will continue to speed the permitting process, therefore reducing costs associated with development.

Objective: Streamline the development process through software implementation and online access to planning and permitting

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Planned completion by February 2023

Goal 4: Maintain and enhance the 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 replacement of any 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 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 and processing times without sacrificing basic health and safety considerations.

Program 4a: Condominium Conversion

As a means to preserve the affordable housing stock, Chapter 11.4.80 regulates procedures for the conversion of existing apartment complexes to condominium ownerships, including protections for tenant rights

Objective: Reduce impacts to lower income households in the event of a condominium conversion project

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Ongoing

Program 4b: 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 or repair. If Code violations or other significant problems are found to exist, the City will contact property owners to seek corrective actions.

Objective: Maintain attractive residential stock to encourage future housing that is also safe and healthy for a range of income levels

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Annual windshield survey

Program 4c: Provide Assistance to Lower Income Households

Through the CDBG program, the City assisted lower-income 1,290 households in the Leisure World community to update bathroom facilities in order to allow for aging in place. Total expenditures from July 2005 through December 2021 are $2,897,989. Leisure World homeownership is substantially more affordable than other areas of the city due to the age restrictions in place. This program has helped to keep lower-income residents in a more affordable housing environment with services that support aging households. The City will continue to work with the County of Orange to obtain CDBG or other grant funding resources to assist lower-income households.

Objective: Assist income-qualified households with improvements that support their ability to remain in their housing units.

Responsible Party: Community Development, County of Orange

Funding Source: CDBG or other grant funding as may be available from time to time

Schedule: Ongoing, with renewals of funding on a three-year basis, subject to modifications by the County of Orange.

Program 4d: Provide Fee Waivers for Reasonable Accommodation Applications

The City currently offers a fee waiver to development applications that are submitted for Reasonable Accommodation improvements. This reduces the burden on the applicant, and encourages modifications to housing that will supporting keeping tenants or homeowners in their homes, which is often a more affordable option to relocation.

Objective: Reduce barriers to Reasonable Accommodation improvements that support their ability to remain in their housing units.

Responsible Party: Community Development, City Council

Funding Source: General Fund

Schedule: Ongoing

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 Resources

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 (FHCOC) to provide fair housing and tenant landlord counseling services. FHCOC is contracted to perform fair housing audits and to investigate fair housing complaints.

Objective: Provide free Fair Housing education and counseling services

Responsible Party: Community Development, City Council, County of Orange

Funding Source: CDBG

Schedule: Ongoing

Program 5b: Housing Information and Referral Services

The Orange County Housing Authority provides housing information and referral services for persons seeking affordable rental and homeownership opportunities. The City will work collaboratively with OCHA to update and distribute information on services.

Objective: Increase access to information on affordable housing availability

Responsible Party: Community Development, OCHA staff

Funding Source: General Fund

Schedule: Ongoing

Program 5c: Regional Collaboration to Affirmatively Further Fair Housing

As a part of the five-year Consolidated Plan cycle, an Analysis of Impediments (AI) was created for the Orange County region, with the County of Orange participating on behalf of the Urban County funding structure for federal CDBG and HOME funds. The AI identified several

potential strategies to affirmatively further fair housing. Community Development staff will work with County staff on a quarterly basis to discuss program development and implementation options to affirmatively further fair housing, based on the findings of the AI.

Objective: Support regional strategies to affirmatively further fair housing

Responsible Party: Community Development, OCHA staff

Funding Source: General Fund

Schedule: Ongoing

Program 5d: Preparation of an Environmental Justice Element

The City will undertake preparation of an Environmental Justice Element for the General Plan in 2022, which will provide additional support for affirmatively furthering fair housing by considering air quality, access to facilities, safe and sanitary housing, and crime prevention.

Objective: Reduce and address constraints that may hinder fair housing

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Planned completion by January 2023

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 Community

Development Department will distribute a Green Building Tips handout for both homeowners and builders.

Objective: Increase energy efficiency in housing units, to reduce overall costs

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Ongoing

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 concurrent with Program 1a.

Objective: Reduce reliance on vehicle travel where possible to foster healthier neighborhoods.

Responsible Party: Community Development, Public Works

Funding Source: General Fund

Schedule: Simultaneous with the zoning code update, with ongoing evaluation

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 2021-2029

Program Category	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Totals
New Construction	129	129	201	239	545	1,243
Rehabilitation	-			-	-	-
Conservation[1]	25			75		100

1. Preservation of units in Seal Beach Shores Trailer Park

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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. 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 housing programs for the 2021-2029 planning period.

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 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table A-1
Housing Element Program Evaluation – 2013-2021
City of Seal Beach

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
Program 1a Provision of Adequate Sites for New Construction through the General Plan and Zoning Ordinance.	1. 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. 2. The City will report its progress in implementing this program to HCD on an annual basis, pursuant to Government Code §65400. 3. 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 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,	The City continued to support new construction of residential projects, and reported progress in the annual report to HCD. There was no net loss of housing. The City successfully facilitated the development of Ocean Place (at the DWP property) with the development of 30 new homes. This site was included in the prior Element's site inventory, and the ultimate development density was slightly higher than originally designated, despite a requirement from the Coastal Commission to set aside a portion of the site for visitor-serving uses. This project was the first major development project within the generally built-out city in many years. While the City did not receive inquiries or applications for affordable housing, staff has significantly streamlined the development process through implementation of an online submittal portal, providing 24/7 access to the community development virtual counter. The website has also been updated to improve access to information to expedite the process for development applications and building plan check. Additionally, the city is currently in the process of implementing a new permitting software, which will offer shared access to data between divisions, and further streamline the development process.	Modify	This program is considered successful with the development of new housing in a previously identified site; however, some enhancements are included in the 6th Cycle to more thoroughly address compliance with Government Code and internal City efforts.

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
	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.	Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses	The City continues to implement zoning processes that support residential uses, including facilitation of the Ocean Place development project of 30 new homes.	Continue	This program is considered successful in creating livable environments that support residential uses, particularly access to parks, open space, and amenities that increase desirability.
Program 1c Second Units.	Continue to allow for the development of second units consistent with state law and the Municipal Code	The City adopted a new ordinance to allow for development of accessory dwelling units and junior accessory dwelling units, in conformance with State law. The ordinance includes provisions that streamline most development applications to a plan check process.	Modify	This program is considered successful with the adoption of an ADU ordinance in 2021. Future zoning code changes will be implemented to align with state law for ADU/JADU development, as well as new legislation under Senate Bill 9 (Atkins).
Program 1d Emergency Shelters and Transitional/Supportive Housing.	Continue to facilitate the provision of emergency shelters and transitional/supportive housing consistent with state law	No applications for emergency shelters or transitional/supportive housing were submitted. However, the City has taken a proactive approach to support those experiencing homelessness, including advancement of a partnership with the County of Orange for mental health services and placement of individuals and families in need of housing assistance.	Continue	The City will continue to support shelters and supportive housing consistent with State law, and the zoning code. Staff will continue work to prioritize partnerships and innovative solutions for those experiencing homelessness.
Program 1e Innovative Land Use and Construction Techniques	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	Limited development occurred during the last planning period, therefore effectiveness of innovative techniques are difficult to evaluate. However, recent interest in land recycling has raised questions about new types of construction and housing, based on conversations with the development community.	Continue	The City will continue to implement this program in conjunction with the development community where feasible
Program 1f 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	The City successfully utilized this process to ensure adequate facilities and services to new housing during the prior planning period. Additionally, through the implementation of new planning and building software, the internal review process will be further	Continue	This program is considered successful and will be continued, in addition to being augmented by new software.

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
		streamlined, with various departments having easier access to development applications.		
Program 2a Density Bonus.	Continue to promote the use of density bonuses among potential residential developers	No density bonus applications were submitted within the planning period.	Continue	Pursuant to State law, the City will continue to support density bonus projects.
Program 2b Affordable Housing Resources.	• 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 1 ELI unit during the current planning period.	This program is considered successful. The City proactively sought out resources to support affordable housing, including successfully obtaining Community Development Block Grant (CDBG) funds and Permanent Local Housing Allocation (PHLA) through the County of Orange, as well as a direct allocation of Local Early Action Planning (LEAP) funds. CDBG and PHLA funds are programmed to support low-income households with aging-in-place bathroom renovations, while LEAP funds have been allocated to development of the Housing Element and the preparation of the Local Coastal Program, which will further assist in reducing barriers to preservation and construction of affordable housing by streamlining the development approval process. Staff continues to consult with non-profit developers on housing opportunities, though no proposals for deed-restricted affordable housing were submitted in the prior planning period.	Continue	The City will continue to seek out resources to support the preservation and creation of affordable housing.
Program 2c Land Write Downs and Assistance with Off-Site Improvements	Consider subsidizing the cost of land and off-site improvements for affordable housing development on a project-specific basis when feasible	No development applications for affordable housing were received during the prior planning period, however the City will continue to consider subsidizing costs on a project-specific basis.	Continue	This program may continue to be useful in the future, should a feasible project be presented. The City does not receive a direct allocation of funding typically seen in housing development, such as CDBG or HOME funds. The City remains willing to work with the private and non-profit development industry to partner for other resources such as tax allocation credits and other resources developers may access.

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
Program 3a Section 8 Rental Assistance	• 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.	The City continued to cooperate with OC Housing Authority to support the Section 8 program by posting available information.	Continue	Though housing vouchers are limited in supply and are allocated through the County, the City will continue to support this effort in partnership.
Program 3b Mortgage Credit Certificates	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	The City continued to cooperate with OC Housing Authority to support the Section 8 program by posting available information.	Continue	The City will continue to support sharing available resources on the MCC program.
Program 3c Maintenance of Affordability Covenants on City or Agency-Assisted Housing	Continue to monitor the affordability of any very low-, low-, and moderate-income housing units assisted with public funds	Under redevelopment dissolution law, the County of Orange was named the Housing Successor, and covenants were transferred to the County for oversight.	Modify	This program was not implemented; however, it remains valid for any new covenants in the future.
Program 3d Local Coastal Program	Prepare and obtain Coastal Commission certification of a Local Coastal Program	The City was able to obtain grant funding from the Coastal Commission to develop a Local Coastal Program. A draft Land Use Plan was submitted in Fall 2021, and comments returned. Revisions are underway, and staff anticipates an LCP will be presented to the City Council in 2022.	Continue	The Local Coastal Program process is moving forward in coordination with the California Coastal Commission.
Program 4a Condominium Conversion	Continue to enforce the Condominium Conversion Ordinance	No units were converted to condominiums during the last planning period.	Continue	The City will continue to enforce Code Section 11.4.80 to protect tenant rights and reduce impacts to lower income households
Program 4b Replacement Housing in Local Coastal Zone	Continue to review development projects on a case-by-case basis to ensure that replacement low- and moderate-income housing is provided if feasible	The City monitored development projects for loss of housing.	Modify	This program will be modified to meet current laws regarding replacement housing in all areas of the city.
Program 4c Housing Conditions Monitoring	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	The city sought to address deferred maintenance issues for all housing, including the beach areas. However, the City does not have funding available to support a	Modify	The City will expand windshield surveys throughout the city to monitor conditions and work with property owners on deferred maintenance or blight issues.

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
	programs to owners of the identified units. Apply for funding assistance annually from the Urban County program if rehabilitation needs are identified	rehabilitation program for beach units. The Urban County program (CDBG subrecipient program) is available only to designated census tracts, which do not include beach areas.		
Program 4d Zoning and Building Codes Enforcement	• 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	The City provides code enforcement services through a Neighborhood Services Officer. The program has very effectively assisted in maintaining health and safety standards implemented by the municipal code. In most cases, issues are resolved by providing information to the property owners, and citations do not need to be issued.	Continue	The City continued to enforce the City's zoning and building codes and provide information to property owners. City staff will seek out programs that may be made available to property owners needing assistance.
Program 5a Fair Housing Services	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 FHCOC	The city does not have direct access to records regarding fair housing services provided by the FHCOC to gauge accomplishments	Continue	The City continued to facilitate fair housing and refer inquiries to the Fair Housing Council of Orange County.
Program 5b Removal of Architectural Barriers	Continue to utilize the Home Improvement Program to remove architectural barriers and encourage participation by elderly and disabled residents	The City currently utilizes CDBG funds as a sub-recipient through the County to make necessary improvements to bathrooms within the Leisure World community. The improvements modify bathtubs, showers, and toilets to facilitate safe access for seniors. Funding varies by year, though the program has been in place since 2005. From the FY 2012-13 program, through December 2021, a total of $1.58 million has been spent to improve 714 units. Residents must income-qualify for assistance. In 2020, the City, in partnership with the County, was able to obtain additional funding for this program through PLHA.	Modify	This program will be modified to better describe the activity and goals.
Program 5c Housing Information and Referral Services	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	The City has not successfully tracked referral outcomes	Modify	The City will continue to gather and provide information for the OC Housing Authority and will build up greater information on other housing resources Further, city staff will more actively engage with the County

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
				and other regional partners to seek out resources and solutions to housing issues.
Program 6a Green Building Techniques	• 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	The success of this effort has not been tracked	Modify	The city will continue to provide information on the benefits of energy saving techniques.
Program 6b Promote Smart Growth	Seek to incorporate smart growth principles in future land use and zoning amendments	The recent Ocean Place development occurred utilizing smaller lots within walking distance of a number of amenities, including a new park.	Continue	The City will consider how to better implement this program with the zoning code update.

Table A-2
Progress in Achieving Quantified Objectives 2013-2021
City of Seal Beach

Program Category	Quantified Objective	Progress
New Construction		
Extremely Low	1	
Very Low	0	
Low	3	
Moderate	4	2
Above Moderate	72	31
Total	80	
Rehabilitation**		
Very Low	-	425
Low	-	210
Moderate	-	
Above Moderate	-	
Total	-	635
Conservation & Assistance***		
Very Low	25	25
Low		
Moderate	75	75
Above Moderate	-	-
Total	100	100

*Quantified objectives for new construction are for 2006 -2014 RHNA period
**Seal Beach Shores Trailer Park rehabilitation and Leisure World VL/L-Income Accessibility Program
***Seal Beach Shores Trailer Park preservation

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Appendix B
Residential Land Inventory

An important component of the Seal Beach Housing Element is the identification of sites for future housing development and an evaluation of the adequacy of those sites in fulfilling the City's share of regional housing needs. This appendix describes potential sites for housing development during the 2021-2029 planning period.

Assumptions Regarding Affordability

State law[21] 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 general affordability assumption. However, in determining site capacity, State law provides that sites smaller than ½ acre are not deemed adequate to accommodate lower-income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the locality provides other evidence to the department that the site is adequate to accommodate lower income housing. Sites smaller than ½ acre have therefore been allocated to the moderate or above moderate-income categories.

Existing Sites for Housing Development

Seal Beach is nearly built-out with almost no vacant developable land remaining. The following underutilized sites have potential for additional housing based on current land use plans and regulations.

Underutilized Sites

- 1011 Seal Beach Blvd. (Accurate Storage). This approximately 4-acre site (Figure B-1) is located immediately south of the Boeing Integrated Defense Systems property. This site is currently used for vehicle and boat storage and is bordered by office, commercial and light industrial uses to the north and west, by the City Police Station across Adolfo Lopez Drive to the south, and by the Seal Beach Naval Weapons Station across Seal Beach Boulevard to the east and has good access to employment and transit routes. Pursuant to the Program 1a in the 4th cycle Housing Element, in 2013 this property was rezoned to *Residential High Density-20* and is suitable for lower-income multi-family development. There are no known environmental constraints on this property, and the site has good access to employment and transit routes. Due to the high land value and relatively low utilization, there is significant financial incentive for residential development on this property.

- 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 Limited Commercial/Residential Medium Density. This zoning designation allows residential use at up to 20 units/acre, which is normally considered suitable for lower-income housing. Due to the age and marginal condition of the structure, it is assumed that the entire

[21] Government Code Sec. 65583.2(c)(3)

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.

Accessory Dwelling Units

Accessory dwelling units (ADUs) represent a significant opportunity for affordable housing, particularly for single persons or small households including the elderly, college students, young adults, and caregivers. Recent changes in State law have made the construction of ADUs more feasible for homeowners, and the City has seen an increase in ADU development applications recently.

Over the past few years interest in ADUs has increased somewhat. During calendar 2018-2020 the City approved three ADU permits. At that rate, it is estimated that approximately eight additional ADUs will be permitted during the 2021-2029 planning period. Based on recent analysis conducted by SCAG[22] approximately two-thirds of future ADUs are expected to be affordable to lower-income households.

Existing Sites Inventory Summary

The City's current inventory of existing residential sites is summarized in Table B-1. This table shows that based on existing General Plan and zoning designations there is currently a shortfall of potential capacity to accommodate the RHNA. State law[23] requires that where the inventory of sites does not accommodate the City's assigned housing need, the Housing Element must identify actions that will be taken to make sites available with appropriate zoning and development standards to accommodate that portion of the City's share of the regional housing need that could not be accommodated on sites identified in the Housing Element without rezoning. Sites to be rezoned to address this shortfall will be selected from the candidate sites listed in Table B-3 and shown in Figures B-2 through B-12 (see Program 1a in Chapter V – Housing Action Plan). These sites have a total potential capacity for more housing units than the current RHNA shortfall.

Table B-1
Residential Sites Inventory Summary

Potential Housing Sites	Income Category				Totals
	Very Low	Low	Moderate	Above Moderate	
Underutilized sites[24]	40	40	5		85
Potential ADUs	2	4	2		8
Totals	42	44	7	0	93
RHNA (2021-2029)	258	201	239	545	1,243
Surplus (shortfall)	(216)	(157)	(232)	(545)	(1,150)

Source: City of Seal Beach, 2021

[22] SCAG, Regional Accessory Dwelling Unit Affordability Analysis, 2020 (https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527)

[23] Government Code Sec. 65583(c)(1)(A)

[24] Note this figure assumes full redevelopment of the 1011 Seal Beach Blvd site, currently zoned RHD-20. Table B-3 modifies this assumption.

Candidate Sites for Rezoning

The residentially zoned areas in Seal Beach are almost completely built out, and the large areas of vacant land are not available for development due to environmental restrictions or federal ownership. The large areas consist of the Seal Beach National Wildlife Refuge and the Naval Weapons Station. To address the requirement that the City identify and rezone adequate sites to accommodate at least 1,150 additional dwelling units, as shown in Table B-1, the City examined nonresidential areas where zoning amendments could facilitate residential development. A Housing Element Ad Hoc Committee was established and two meetings were held for the Committee to assist in identifying and evaluating potential sites for housing development. In addition, City staff contacted several property owners to assess interest in multi-family or mixed-use redevelopment. The identification of candidate sites considered a variety of factors, including:

- A substantial amount of surface parking or low value uses such as storage
- Ratio of assessed improvements-to-land value (I/L ratio) less than 1.0
- Good access to opportunity, including transportation, commercial services, schools and employment
- Parcels of substantial size
- Property owner interest

Recent real estate development trends in coastal Orange and Los Angeles counties demonstrate the increasing market feasibility of multi-family and mixed-use redevelopment at densities of 30 units/acre or more (Figure B-1). In addition, research conducted by the University of California, Berkeley[25] to identify potential infill development opportunities in California concluded that the ratio of improvement value to land value (I/L ratio) serves as an indicator of the likelihood of redevelopment. That study utilized an I/L ratio of less than 1.0 for commercial and multi-family residential properties, and the authors of that study noted that this methodology "…has a strong theoretical and empirical basis: urban parcels for which improvement values are less than land values are widely considered to be economically underutilized. Indeed, many, if not most, market-rate infill housing projects are currently built on refill sites." The candidate sites listed in Table B-3 were also reviewed by the Planning Commission and City Council at public hearings, as described in Appendix C, and property owners and other interested stakeholders had the opportunity to provide comments on sites that should be considered for additional residential development.

Figure B-1 describes recent redevelopment projects in the market area, demonstrating the interest and market demand for these types of developments on a regional scale.

[25] University of California, Berkeley Institute of Urban and Regional Development, The Future of Infill Housing in California: Opportunities, Potential, Feasibility and Demand, 2005

Figure B-1
Recent Southern California Mixed-Use Project Examples

Legado Redondo (Redondo Beach) – 3-acre mixed use project with 115 residential units over 21,539 square feet commercial space[26]

Newport Village Mixed-Use (Newport Beach) – 9.4-acre mixed-use project with 122 residential units + office/commercial[27]

2510 West Coast Highway (Newport Beach) -35 residential units + 10,975 sq. ft. commercial[28]

[26] http://legado.net/what-we-do/projects-legado-redondo/
[27] https://www.newportbeachca.gov/government/departments/community-development/planning-division/projects-environmental-document-download-page/newport-village-mixed-use-project
[28] https://www.newportbeachca.gov/government/departments/community-development/planning-division/current-projects-and-cases/2510-west-coast-highway-mixed-use-project

Marina Shores (Long Beach) 6.17 acres, currently occupied with credit-tenants, sold in November 2021 for redevelopment into housing. This site is immediately north of Seal Beach's border. [29]

Affirmatively Furthering Fair Housing

Housing Element law (Government Code Sec. 65583.2(a)) requires the inventory of sites to be consistent with fair housing objectives. As described above, the existing sites inventory is comprised of underutilized sites with realistic potential for residential development and potential accessory dwelling units (ADUs). Because the current capacity of these sites is not sufficient to fully accommodate the RHNA allocation in all income categories, additional candidate sites for rezoning are identified in Table B-3.

The focus of the sites inventory fair housing analysis is on opportunities for low- and moderate-income housing. Opportunities for additional affordable housing are accommodated through high-density multi-family developments and through ADUs. The sites inventory addresses fair housing objectives by providing opportunities for affordable housing throughout the community. Potential ADUs also create opportunities for affordable housing dispersed throughout the city in low-density residential neighborhoods. Through these parallel strategies, affordable housing choices for protected classes are expanded in all portions of Seal Beach.

As demonstrated earlier in this Element, the candidate sties for rezoning identified in Table B-3 are not concentrated in low-resource areas or areas of segregation and concentrations of poverty. Most of the sites are currently zoned commercial and developed with retail uses.

The issue of displacement will be addressed through compliance with Government Code Sec. 65583.2(g)(3), included in Program 1a, which requires that for any proposed development on a site that has had residential uses within the past five years that are or were subject to lower-income affordability restrictions, or are or were subject to any other form of rent or price control, or are or were occupied by lower-income households, the City shall require the replacement of all affordable units at the same or lower income level as a condition of development on the site. Replacement requirements shall be consistent with those set forth in Section 65915(c)(3).

[29] https://lbbusinessjournal.com/marina-shores-retail-center-sells-for-67-9-million-will-be-redeveloped-with-multifamily-housing

Candidate Sites for Rezoning and Suitability of Nonvacant Sites

In addition to the overall analysis, discussion and methodology described above, this section provides additional clarification and methodology on how the estimated number of residential units were determined for each site factoring the existing uses. Out of the 11 sites listed in Table B-3, only two of the sites are vacant. The discussion below provides a brief explanation on the methodology for each of the nine sites that are currently developed with various uses. Figures B-1 through B-10 provide a brief description for each of the sites with an aerial map.

As discussed in Chapter IV – Constraints, infrastructure such as water, wastewater, drainage systems and dry utilities are in place, and there are no known limitations that would preclude the anticipated level of development at any candidate site. As part of future Land Use Element amendments and zoning changes to ensure availability of adequate sites (Program 1a) CEQA analysis will be conducted to analyze potential environmental impacts associated with any potential future infrastructure projects.

1. Accurate Storage: This site is currently zoned as residential high density (RHD-20). As described in Figure B-2, this site is proposed for rezoning to a higher density level, with a modified assumption that only 1.8 acres of the site will redevelop to housing, instead of the entire 4.4 acres. The site consists of both indoor storage, as well as outdoor storage of boats and RVs. The improvement value to land value is less than 1.0 (0.54), indicating a likelihood for redevelopment, with conversion of the outdoor storage being the most likely to intensify in value. The indoor storage could remain in place and not be an impediment to development.[30]

~~1.~~2. The Shops at Rossmoor: This site consists of several retail uses including Marshalls, Kohl's and Burlington Clothing Store. Although site's ratio of improvement value to land value is less than 1.0 (0.85) meaning the site is economically underutilized and ripe for redevelopment, the vast expanse of surface parking area can accommodate housing development. The site is 27 acres in area. The surface parking area occupies approximately 70 percent of the site which amounts to 19 acres. By only utilizing 10 acres of the 19 acres devoted to surface parking, the existing development could remain in place and would not be an impediment.

~~2.~~3. Old Ranch Town Center: This site is similar to The Shops at Rossmoor. It's developed with retails stores such as Target, Ralph's supermarket and several restaurants and smaller retail uses. This site is 26 acres, and half the land area, approximately 13 acres, is devoted to surface parking. Allocating 5 acres of the surface parking area can accommodate residential uses with shared parking while the majority, if not all existing retail uses can remain and not pose an impediment to residential development.

~~3.~~4. Old Ranch Country Club: This site consists of two separate areas (see Fig B-3) with a total area of approximately 5 acres. The Old Ranch Country Club consists of a golf course along with banquet facility, restaurant, swimming pool and a driving range. The property owner is considering proposal of approximately 120 units within portion of the site currently developed with maintenance facilities, parking lot, and

[30] Text change made by staff for clarification purposes.

portions of the driving range. Existing golf course uses are expected to be modified to accommodate the development. Therefore, the existing use (golf course) will not impede housing development.

5. Leisure World: Leisure World is an active senior community located on a 533-acre site and developed with 6,608 residential units. An additional 150 units can be accommodated on approximately 5 acres at a density of 30 units to an acre within areas that are currently utilized for community shared amenities. New three-story buildings can accommodate parking on the ground level with units above. As only one percent of the site is proposed for redevelopment, and adequately sized common areas are present, the existing uses will not impede the anticipated amount of residential development. [31]

~~4. Leisure World: The Leisure World is an active senior community located on 533-acre site and developed with 6,608 residential units. Each building contains about 10 to 12 units. Parking is scattered throughout the site and contained within car port structures. Parking is also provided on street. The 150 units can be accommodated on approximately 5 acres at a density of 30 units to an acre within areas that are currently developed with simple carports. New two-story buildings can accommodate parking on the ground level with units above. Since only 1 percent of the site is anticipated to be redeveloped with the removal of some carports and the incorporation of the replacement parking within new development, the existing uses will not impede the anticipated amount of residential development.~~

~~5.~~6. Seal Beach Plaza: The 7-acre site is developed with retail and office uses. The improvement value to land value ratio is 0.72. This site can be redeveloped entirely or within a smaller portion (approximately 2.5 acres) as a mixed-use project. The existing retail uses can be incorporated within the redeveloped project which could consist of retail uses on the ground floor with residential above.

~~6.~~7. Sunset Aquatic Marina: The 4.8-acre site is currently uses as a shipyard (boat storage). A small structure serves as a maintenance facility for the shipyard. The improvement value to land value ratio is 0.30. The site is economically underutilized. Redevelopment of the site would consist of the removal of the stored boats and the removal of the maintenance building. Because existing structures will be removed, there will not be an impediment to residential development.

~~7.~~8. Naval Weapons Station: The 22-acre site is within the 5,256-acre Naval Weapons Station. The site is mostly vacant except for a concrete training pad and a 960 square foot prefabricated metal building used for classroom. The Navy has indicated that the training and classroom will relocate to another portion of the Station in order to facilitate development of the site. The Navy initiated the process to facilitate development of the site in 2020 by soliciting information from interested developers. A mixed-use development, including housing, is generally anticipated. The Navy expects development may commence in 2024. The anticipated commercial development of the 22-acre site can accommodate approximately

[31] Text change approved by the Planning Commission on January 18, 2022.

150 residential units in a vertical and/or horizontal mixed-use development. The improvement value to land value ratio is 0.0.

~~8.~~9. Seal Beach Center: The 9-acre retail center consist of two anchor stores. One store is a standalone Pavilions supermarket, and the other is a CVS Pharmacy attached to a building that contains several smaller retail tenant spaces. The building containing the several smaller tenant spaces could be redeveloped. The existing retail uses can be easily accommodated within a mixed-use building with ground floor retail and residential units above. The improvement value to land value ratio is 0.72.

~~9.~~10. Main Street Specific Plan Area: The Specific Plan area is the downtown area of Seal Beach characterized by "Main Street", the traditional commercial core of the city. The area provides for a pedestrian-oriented mix of offices and retail uses with a few residential units. Although the area could accommodate sizable number of residential units if the area is redeveloped, it's recognized that much of the area will not be redeveloped. However, there are several underutilized parcels and parcels with improvement value to land value ratio of 0.0. One subsite consists of a surface city owned parking lot. This parcel alone can accommodate approximately 9 units at 20 units to an acre. The remaining 31 units can be accommodated on the underutilized parcels include parcels developed with surface parking lots and on some parcels that can accommodate a unit or two towards the rear of the lot and/or above an existing single-story retail building. Many of the existing retail uses are single story. Out of the 77 parcels along Main Street and adjacent site streets, only 15 parcels are necessary to achieve the stated density. There are more than 15 underutilized parcels to accommodate the density. Therefore, existing uses will not be an impediment.

~~10.~~11. 99 Marina: As stated previously, the site is vacant except for an abandoned outdoor handball court. The improvement value to land value ratio of 0.0. The existing abandoned handball court will not be an impediment to residential development.

Table B-2
Underutilized Sites Inventory

Address/APN	General Plan/ Zoning	Site Acreage	Existing Use	Assumed Density (du/ac)	Lower	Moderate	Above Moderate	Total
1011 Seal Beach Blvd. 095-791-18	High Density Res/ RHD-20	~~4.0~~1.8	Vehicle & boat storage 0.54 I/L ratio; zoning allows residential, propose to increase density[32]	Current -20 Proposed - 33	~~80~~59			~~80~~59
1780 Pacific Coast Hwy. 199-061-01	Limited Commercial/ Medium Density Res	0.25	Older convenience store; zoning allows mixed-use.	21		5		5
TOTALS		**4.25**			**~~80~~59**	**5**	**-**	**~~85~~64**

[32] Text change made by staff for clarification.

Table B-3
Candidate Sites for Rezoning

Site	APN	Total Acreage	Est Dev Acreage	Current General Plan/Zoning	Proposed GP/Zoning	Potential Density	Lower	Mod	Above Mod	Total Units	I/L Ratio	Existing Use
Accurate Storage	095-791-18	4	1.8	RHD-20	MU or RHD-46*	33	59			59	0.54	Vehicle and boat storage
The Shops at Rossmoor	**086-492-51**	**27**	**10**	**GC**	**MU or RHD-46***	**40**	**~~100~~110**	**~~100~~90**	**200**	**400**	**0.85**	**Retail, office, fast food, grocery, pharmacy**
Old Ranch Town Center		**26**	**5**	**GC**	**MU or RHD-46***	**40**	**~~50~~55**	**~~50~~45**	**100**	**200**	**0.94**	**Existing commercial center**
	130-861-27	0.6		GC	MU or RHD-46						0.51	Bank
	130-861-25	0.13		GC	MU or RHD-46						0.00	parking
	130-861-26	0.4		GC	MU or RHD-46						1.50	restaurant
	130-861-14	0.94		GC	MU or RHD-46						0.14	parking lot
	130-861-15	8.56		GC	MU or RHD-46						0.95	Department Store
	130-861-23	1.08		GC	MU or RHD-46						1.96	Retail, services, restaurant
	130-861-24	0.26		GC	MU or RHD-46						0.00	parking
	130-861-22	0.42		GC	MU or RHD-46						0.12	parking
	130-861-16	2.4		GC	MU or RHD-46						1.35	Department Store
	130-861-17	1.8		GC	MU or RHD-46						0.54	Retail, services, fast-food
	130-861-21	2		GC	MU or RHD-46						0.78	Retail, services, fast-food
	130-861-18	2.02		GC	MU or RHD-46						2.21	Ralphs supermarket
	130-861-19	3.22		GC	MU or RHD-46						0.07	Ralphs supermarket
	130-861-20	1.22		GC	MU or RHD-46						1.01	CVS Pharmacy
Old Ranch Country Club	**130-012-55**	**20**	**5.2**	**OSG/RG**	**OS/SP**	**23**	**~~30~~33**	**~~30~~27**	**60**	**120**	**0.57**	**Portion of existing golf course**
Leisure World		**533**	**5**	**RHD-PD**	**RHD-PD**	**30**	**~~38~~41**	**~~38~~34**	**75**	**150**	**#DIV/0!**	**1950's senior residential PUD**
Seal Beach Plaza		**7**	**2.5**	**CS/SC**	CS/SC & MU-O	**30**	**~~19~~21**	**~~19~~17**	**38**	**75**	**0.72**	**Existing commercial center**
	095-641-49	0.83		CS/SC	CS/SC & MU-O						1.00	Financial Institution (Chase Bank)
	095-641-55	3.43		CS/SC	CS/SC & MU-O						0.67	Retail, financial, services, market
	095-641-56	0.53		CS/SC	CS/SC & MU-O						0.90	Drive through fast food restaurant
	095-641-57	2.54		CS/SC	CS/SC & MU-O						0.55	Retail stores and financial institution
	095-641-44	0.81		CS/SC	CS/SC & MU-O						0.94	Medical and professional offices
Sunset Aquatic Park	**178-571-19**	**4.6**	**4.8**	**M/PS**	**RHD//RHD-33**	**30**	**~~36~~40**	**~~36~~32**	**72**	**144**	**0.30**	**Portion of County Regional Park**
Navy Site	**043-150-23**	**22**	**4**	**M**	**CG/MU-O**	**30**	**~~38~~41**	**~~38~~34**	**75**	**150**	**0.00**	**Portion of NWS Seal Beach**
Seal Beach Center		**9**	**4**	**SC**	**SC/MU-O**	**30**	**~~30~~33**	**~~30~~27**	**60**	**120**	**#DIV/0!**	**Existing commercial center**
	043-260-02	1.35		**SC**	**SC/MU-O**						0.00	CVS Pharmacy
	043-260-05	7.92		**SC**	**SC/MU-O**						0.91	Retail, services, restaurant, market
Main Street		**15**	**n/a**	**MSSP**	**MSSP**	**n/a**	**~~10~~11**	**~~10~~9**	**20**	**40**	**0.79**	**Existing commercial district**
	043-112-41	0.34		MSSP	MSSP						0.50	Retail stores in a single building
	043-112-29	0.07		MSSP	MSSP						0.03	Parking and driveway
	043-112-28	0.07		MSSP	MSSP						1.57	Cleaners and fast food
	043-112-35	0.13		MSSP	MSSP						2.62	Retail
	043-112-36	0.13		MSSP	MSSP						0.08	offices
	043-112-23	0.07		MSSP	MSSP						0.00	Parking
	043-112-22	0.07		MSSP	MSSP						0.25	Offices and possible residential unit

Site	APN	Total Acreage	Est Dev Acreage	Current General Plan/Zoning	Proposed GP/Zoning	Potential Density	Lower	Mod	Above Mod	Total Units	I/L Ratio	Existing Use
	043-112-21	0.07		MSSP	MSSP						0.43	Retail (bicycle shop)
	043-112-34	0.54		MSSP	MSSP						0.18	Retail, services, restaurant, parking
	043-113-14	0.19		MSSP	MSSP						1.86	Restaurants, retail, and service
	043-113-15	0.06		MSSP	MSSP						0.19	office
	043-113-42	0.13		MSSP	MSSP						0.42	Medical offices
	043-113-36	0.09		MSSP	MSSP						0.43	Retail, pet supplies and grooming.
	043-113-37	0.12		MSSP	MSSP						0.40	Retail, restaurant, service
	043-113-46	0.2		MSSP	MSSP						0.16	Retail, office, restaurant
	043-113-08	0.07		MSSP	MSSP						2.45	3 story office and residential
	043-113-51	0.27		MSSP	MSSP						0.66	Retail and restaurant with parking
	043-113-04	0.14		MSSP	MSSP						0.06	Bay Theater
	043-113-48	0.4		MSSP	MSSP						1.07	Retail, office, services
	199-053-29	0.26		MSSP	MSSP						0.07	Retail, restaurant, service
	199-053-28	0.1		MSSP	MSSP						0.00	Open air plant nursery
	199-053-31	0.07		MSSP	MSSP						0.51	Retail possible unit in back
	199-053-30	0.07		MSSP	MSSP						0.24	Retail, restaurant
	199-053-26	0.07		MSSP	MSSP						1.08	Post office
	199-053-25	0.07		MSSP	MSSP						0.17	Retail and residential in back
	199-053-24	0.07		MSSP	MSSP						1.23	retail
	199-053-23	0.1		MSSP	MSSP						0.74	retail
	199-053-22	0.1		MSSP	MSSP						0.99	retail
	199-053-21	0.07		MSSP	MSSP						1.00	retail
	199-053-20	0.07		MSSP	MSSP						0.15	Retail and restaurant
	199-053-19	0.07		MSSP	MSSP						0.10	Retail/ice cream
	199-053-18	0.14		MSSP	MSSP						2.09	Restaurant
	199-043-20	0.16		MSSP	MSSP						0.34	Retail and parking lot at rear
	199-043-19	0.17		MSSP	MSSP						0.14	Retail with possible units on top
	199-043-18	0.07		MSSP	MSSP						12.27	Retail, service
	199-043-17	0.07		MSSP	MSSP						0.36	retail
	199-043-16	0.07		MSSP	MSSP						0.07	retail
	199-043-15	0.07		MSSP	MSSP						0.20	Sun newspaper/retail
	199-043-14	0.07		MSSP	MSSP						0.26	retail
	199-043-13	0.07		MSSP	MSSP						0.72	retail
	193-043-12	0.07		MSSP	MSSP						1.99	restaurant
	193-043-11	0.14		MSSP	MSSP						3.24	bank
	193-043-10	0.14		MSSP	MSSP						0.02	Parking lot for bank on parcel 11
	199-033-02	0.68		MSSP	MSSP						0.25	OCFA and parking (City owned)
	199-034-01	0.14		MSSP	MSSP						0.05	Parking lot for restaurant
	199-034-02	0.07		MSSP	MSSP						0.18	restaurant
	199-034-03	0.07		MSSP	MSSP						1.11	Retail
	199-034-04	0.07		MSSP	MSSP						0.25	Retail
	199-034-05	0.07		MSSP	MSSP						0.53	Restaurant
	199-034-06	0.07		MSSP	MSSP						0.53	retail
	199-034-07	0.1		MSSP	MSSP						0.67	Retail

Site	APN	Total Acreage	Est Dev Acreage	Current General Plan/Zoning	Proposed GP/Zoning	Potential Density	Lower	Mod	Above Mod	Total Units	I/L Ratio	Existing Use
	199-034-08	0.1		MSSP	MSSP						0.55	Retail
	199-034-09	0.07		MSSP	MSSP						0.28	restaurant
	199-034-10	0.07		MSSP	MSSP						0.43	retail
	199-034-11	0.07		MSSP	MSSP						0.07	retail
	199-034-12	0.07		MSSP	MSSP						0.08	Retail
	199-034-13	0.07		MSSP	MSSP						1.25	retail
	199-034-14	0.07		MSSP	MSSP						0.22	Restaurant
	199-034-15	0.14		MSSP	MSSP						0.59	Retail, restaurant
	199-034-16	0.07		MSSP	MSSP						0.14	bar
	199-034-17	0.25		MSSP	MSSP						2.10	Retail, bar
	199-034-36	0.13		MSSP	MSSP						0.10	Restaurant
	199-044-19	0.06		MSSP	MSSP						0.09	Vacant fast food
	199-044-20	0.06		MSSP	MSSP						0.42	Retail, coffee house
	199-044-21	0.13		MSSP	MSSP						0.30	Restaurant
	199-044-22	0.07		MSSP	MSSP						0.26	Retail
	199-044-23	0.2		MSSP	MSSP						3.90	Retail ground floor and res above
	199-044-24	0.07		MSSP	MSSP						0.03	Public parking (City)
	199-044-25	0.07		MSSP	MSSP						0.03	Public parking (City)
	199-044-26	0.07		MSSP	MSSP						0.57	retail
	199-044-27	0.07		MSSP	MSSP						1.06	retail
	199-044-28	0.14		MSSP	MSSP						0.85	Retail
	199-044-29	0.14		MSSP	MSSP						0.21	Retail
	199-044-30	0.07		MSSP	MSSP						0.39	Restaurant
	199-044-31	0.07		MSSP	MSSP						0.46	retail
	199-044-32	0.07		MSSP	MSSP						0.72	Restaurant (O'Malley's…)
	199-044-33	0.07		MSSP	MSSP						1.00	Retail, fast food with possible res.
	199-044-34	0.2		MSSP	MSSP						0.67	Retail, service, fitness center
99 Marina Drive	**199-011-10**	**4.3**	**4.3**	**OE**	**RHD/RHD-20**	**20**	**~~22~~24**	**~~22~~19**	**43**	**86**	**0.00**	**Abandoned oil separation facility**
TOTALS from Rezoning							**~~386~~467**	**~~386~~334**	**~~772~~743**	**1,54~~43~~**		
TOTALS (Including 1780 PCH and ADUs)							**~~386~~473**	**~~386~~341**	**~~777~~743**	**1,~~549~~557**		

Notes:
*The current MU is only associated with LC/RMD. We would need to create a new mixed-use category to facilitate a density equivalent to RHD-46
I/L ratio = assessed value of improvements to land ratio
Potential units based on estimated development area
CG = Commercial General
CS = Commercial Service

Site	APN	Total Acreage	Est Dev Acreage	Current General Plan/Zoning	Proposed GP/Zoning	Potential Density	Lower	Mod	Above Mod	Total Units	I/L Ratio	Existing Use
GC = Commercial General I-L = Industrial-Light M = Military MSSP = Main Street Specific Plan MU = Mixed Use MU-O = Mixed Use Overlay OE = Oil Extraction OS = Open Space OSG = Open Space Golf PS = Public and Semi-Public RG = Recreation Golf RHD = Residential High Density RHD-PD = Residential High Density-Planned Development SC = Service Commercial SP = Specific Plan												

Figure B-2
Accurate Storage

Site Size: 4 acres

Info: Redevelopment potential on 1.8 acres

Zoning: RHD-20

Unit Potential:
~~58~~ 59 units (33 du/ac)

Figure B-3
Shops at Rossmoor

Site Size: 27 acres

Info: Mixed-use or redevelopment potential on 10 acres south of Rossmoor Way

Zoning: GC to MU or RHD-46

Unit Potential:
400 units (40 du/ac)

Figure B-4
Old Ranch Town Center

Site Size: 26 acres

Info: Mixed-use or redevelopment potential on 5 acres

Zoning: GC to MU or RHD-46

Unit Potential:
200 units (40 du/ac)

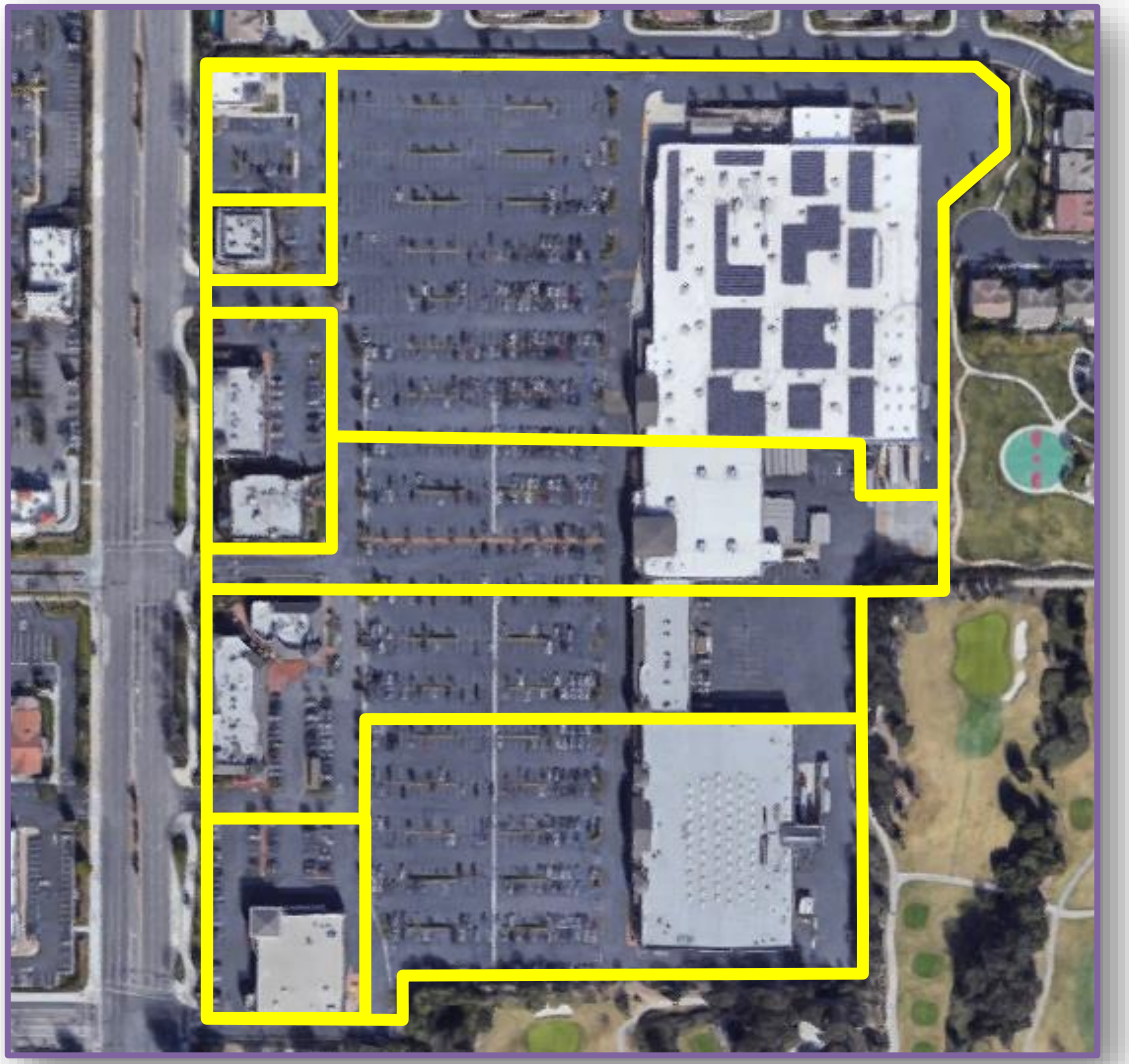

Figure B-5
Old Ranch Country Club

Site Size: ±150 acres

Info: Possibility of limited number of residential units introduced to ±5 acres of site

Zoning: RG

Unit Potential:
Up to 120 units

Figure B-6
Leisure World

Site Size: 533 acres

Info: Residential development/ redevelopment potential on ±5 acres

Zoning: RHD-PD

Unit Potential:
150 units (30 du/ac)

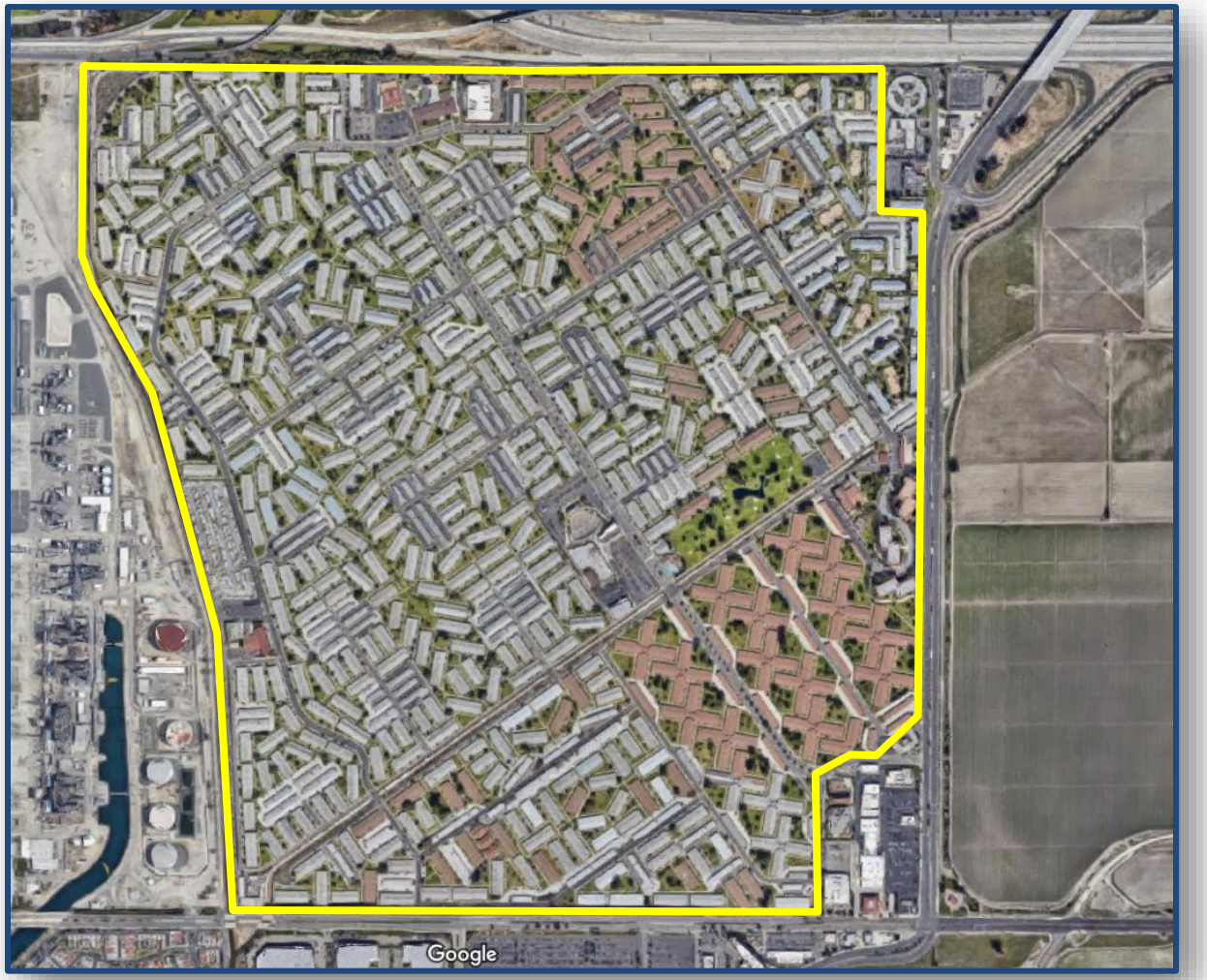

Figure B-7
Seal Beach Plaza

Site Size: 7 acres

Info: Potential for mixed-use development over 2.5 acres of site

Zoning: SC

Unit Potential:
75 units (30 du/ac)

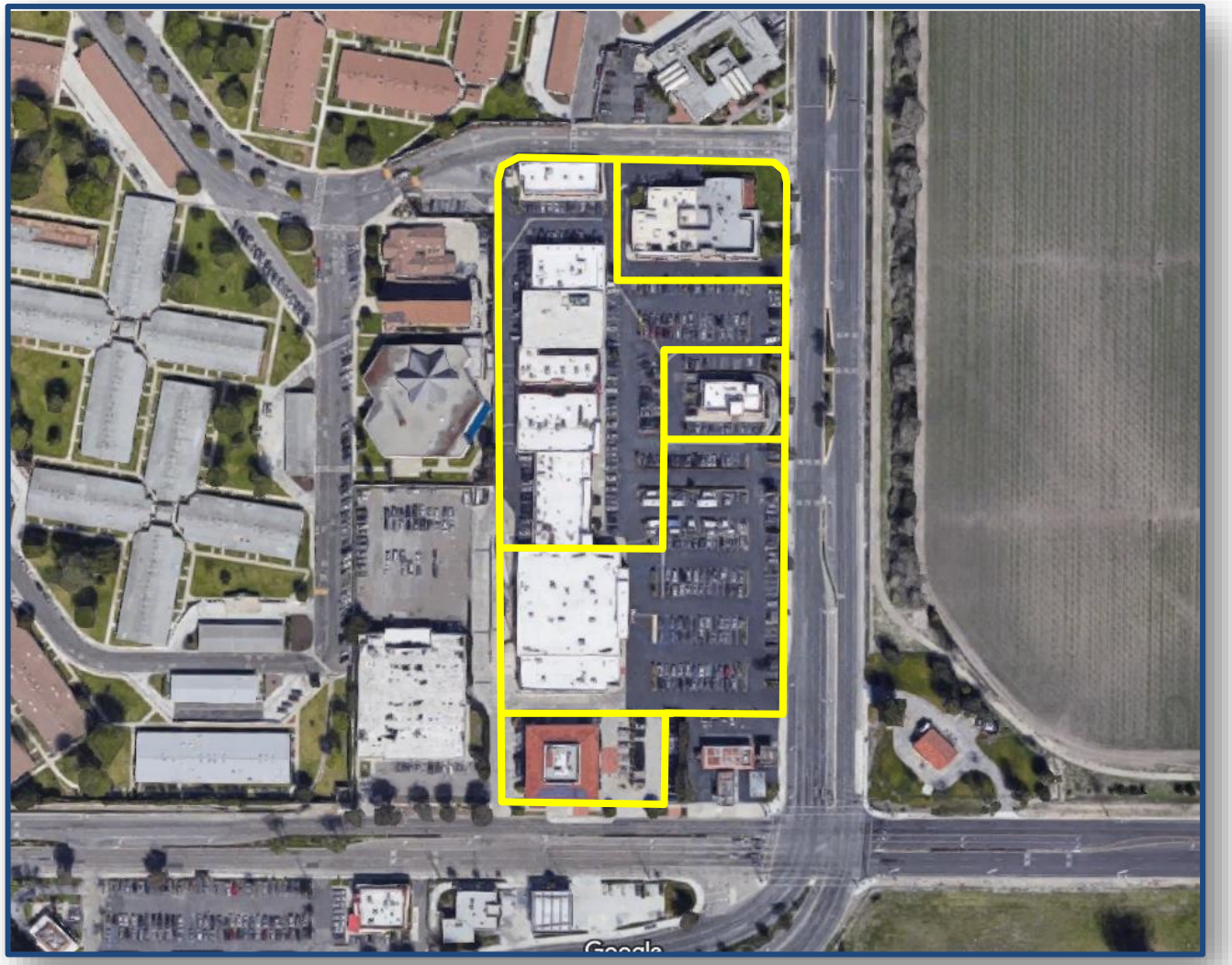

Figure B-8
Sunset Aquatic Marina

Site Size: 4.8 acres

Info: Residential development potential on 4.8 acres

Zoning: PS

Unit Potential:
144 units (30 du/ac)

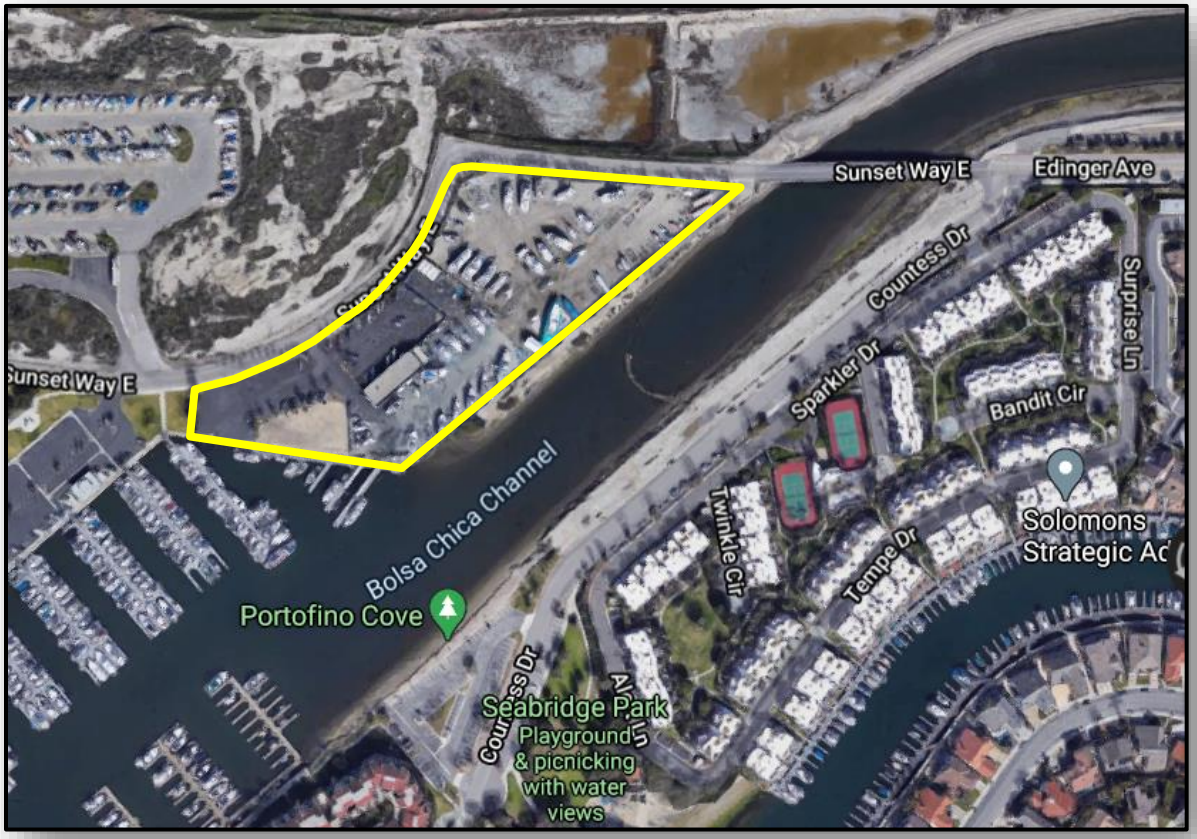

Figure B-9
Navy Site

Site Size: ±22 acres

Info: Navy currently exploring development interest in commercial development that could include residential

Zoning: MI

Unit Potential:
150 units (30 du/ac)

Figure B-10
Seal Beach Center

Site Size: 9 acres

Info: Mixed-use or redevelopment potential on 4 acres

Zoning: GC to MU or RHD-33

Unit Potential:
120 units (30 du/ac)

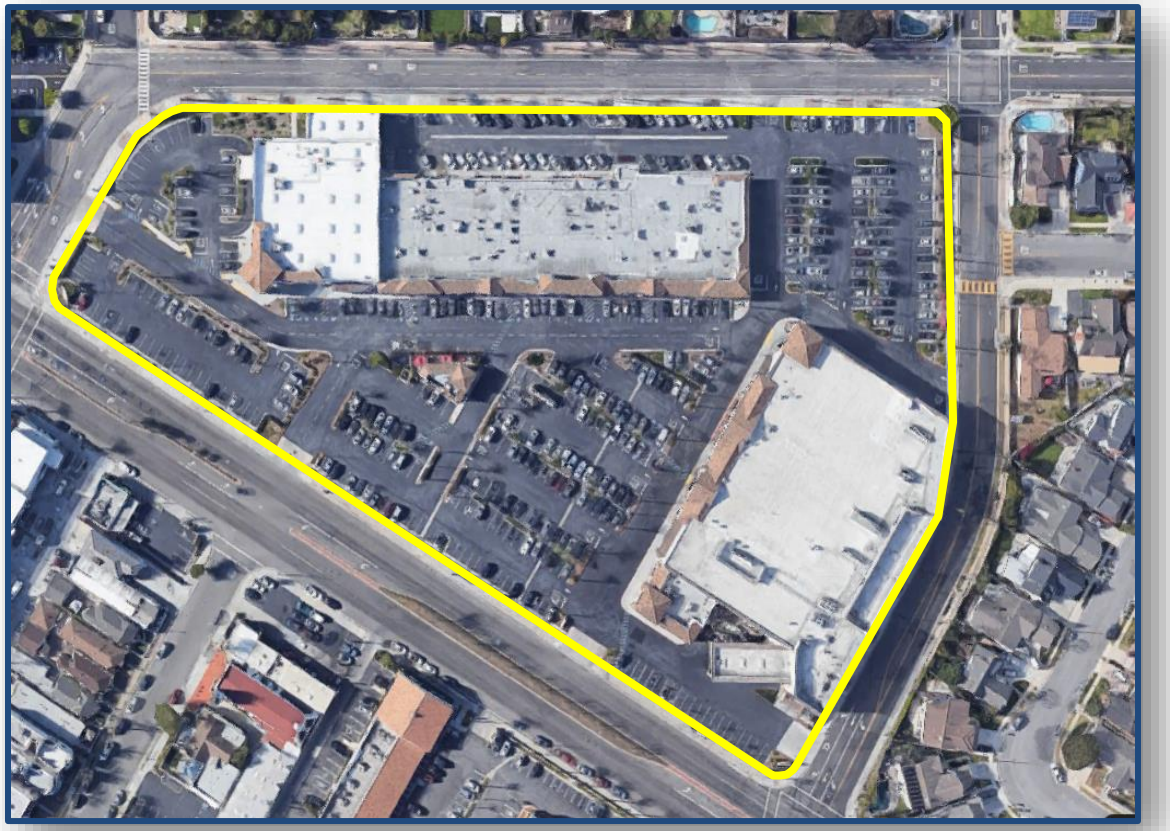

Figure B-11
Main Street SP Area

Site Size: ±15 acres

Info: Residential development potential throughout Main Street area

Zoning: MSSP

Unit Potential:
40 units

Figure B-12
99 Marina

Site Size: 4.3 acres

Info: Residential development potential for entire site

Zoning: OE/RHD-20

Unit Potential:
86 units (20 du/acre)

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.

Early in the Housing Element update process the City created a web page (https://www.sealbeachca.gov/Departments/Community-Development/Planning-Development/Housing-Element-Update) where Frequently Asked Questions (see below), an online housing survey, meeting notices, agendas, draft documents and other reference materials were posted for review. City residents and other interested stakeholders had many opportunities to recommend strategies, review, and comment on the Housing Element update. Housing organizations, service providers and other interested parties that were included in the distribution of public notices are shown in Table C-1. Table C-2 provides a summary of questions raised during Housing Element preparation and responses to those questions.

As shown in Table C-1, organizations representing the interests of lower-income households, persons with special needs, and affordable housing developers were invited to participate in the Housing Element update at each step of the process.

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

City Council/Planning Commission study session	March 8, 2021
Housing Element Ad Hoc Committee meeting	April 5, 2021
Housing Element Ad Hoc Committee meeting	April 27, 2021
City Council/Planning Commission study session	September 20, 2021
Planning Commission public hearing	January 18, 2022
City Council public hearing	February 7, 022

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

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

League of Women Voters of Central Orange County
P.O. Box 10621
Santa Ana, CA 92711

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

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

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

Jamboree Housing Corp.
17701 Cowan Avenue, #200
Irvine, CA 92614

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

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

BIA/OC
17744 Sky Park Circle #170
Irvine, CA 92614

Dayle McIntosh Center
501 N. Brookhurst Street, Suite 102
Anaheim, CA 92801

OC Housing Providers
25241 Paseo de Alicia, Suite 120
Laguna Hills, CA 92653

Regional Center of Orange County
P.O. Box 22010
Santa Ana, CA 92702-2010

OC Business Council
2 Park Plaza, Suite 100
Irvine, CA 92614

OC Housing Trust
198 W. Lincoln Ave., 2nd Floor
Anaheim, CA 92805

Neighborhood Housing Svcs of OC
198 W. Lincoln Ave., 2nd Floor
Anaheim, CA 92805

Mercy Housing
480 S Batavia St
Orange, CA 92868

OC Housing & Community Development
Attn: Rebecca Leifkes
1501 E. St Andrew Place, First Floor
Santa Ana, CA 92705

Orange County Housing Authority
1501 E St Andrew Pl
Santa Ana, CA 92705

City of Long Beach
Development Services Department
Linda F. Tatum, Director
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

City of Los Alamitos
Development Services Department
Ron Noda, Acting Director
3191 Katella Avenue
Los Alamitos, CA 90720

City of Huntington Beach
Community Development Dept
Ursula Luna-Reynosa, Director
2000 Main Street – 3rd Floor
Huntington Beach, CA 92648

Orange County Water District
Michael Markus, General Manager
18700 Ward St
Fountain Valley, CA 92708

Orange County Sanitation District
Jim Herberg, General Manager
10844 Ellis Avenue
Fountain Valley, CA 92708

City of Garden Grove
Comm. and Economic Development
Lisa Kim, Director/ACM
11222 Acacia Parkway
Garden Grove, CA 92840

Rossmoor Community Services District
Joe Mendoza, General Manager
3001 Blume Dr,
Rossmoor, CA 90720

OC Development Services
Amanda Carr, Interim Deputy Director
P.O. Box 4048
Santa Ana, CA 92702-4048

Naval Weapons Station Seal Beach
Gregg T. Smith, Public Affairs Officer
800 Seal Beach Boulevard
Seal Beach, CA 90740-5000

California Coastal Commission
South Coast District
Amber Dobson, District Manager
301 E Ocean Blvd Suite 300, Long Beach, CA 90802

Southern California Edison
P.O. Box 800
Rosemead, CA 91770

SoCal Gas Company
Centralized Correspondence
PO Box 1626
Monterey Park CA 91754-8626

City of Westminster
Community Development Department
Alexa Smittle, Director
8200 Westminster Boulevard
Westminster CA 92683

Gabrieleño Band of Mission Indians
Kizh Nation
Andrew Salas, Chairman
P.O. Box 393
Covina, California 91723

Gabrieleno Tongva Indians of CA
Tribal Council
5450 Slauson Avenue, Suite 151 PMB
Culver City, California 90230-6000

Gabrieleno Tongva Nation
Sam Dunlap
P.O. Box 86908
Los Angeles, California 90086

Gabrieleño/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, California 91778

Gabrielino Tongva Indians of California
Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, California 90707

Juaneño Band of Mission Indians
Joyce Stanfield Perry, Tribal Manager
4955 Paseo Segovia
Irvine, California 90603

Juaneño Band of Mission Indians - Acjachemen Nation
David Balardes
32161 Avenida Los Amigos
San Juan Capistrano, California 92675

Juaneño Band of Mission Indians
Alfred Cruz
P.O. Box 25628
Santa Ana, California 92799

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. Box 487
San Jacinto, California 92581

Ti 'AT Society
Cindi Alvitre
6515 East Seaside Walk #C
Long Beach, California 90803

Los Alamitos Unified School District
10293 Bloomfield St.
Los Alamitos, CA 90720

Coast Community College District
1370 Adams Avenue
Costa Mesa, Ca. 92626

Joint Forces Training Base, Los Alamitos
4522 Saratoga Ave, Building 15
Los Alamitos, CA 90720

OC Airport Land Use Commission
3160 Airway Avenue
Costa Mesa, CA 92626

Table C-2
Summary of Public Comments
City of Seal Beach 2021-2029 Housing Element Update

Comment	Response
Since most single-family lots are allowed 2 ADUs, does the sites inventory allow the City to assume the total potential number of ADUs for RHNA purposes?	State policy does not allow the full ADU potential to be assumed for RHNA purposes. Cities may estimate potential future ADU production based on past trends.
What does "by-right" development mean?	"By-right" means the development review process must be based only on objective standards involving no personal judgment.
If a property is listed in the inventory of housing sites, is the City or the property owner required to develop the property during the 8-year planning period?	No – the sites listed in the inventory only indicates that the potential exists for additional housing development.
If a property listed in the inventory of housing sites is shown as having potential for low-income housing, can the property only be developed with affordable housing?	No – sites shown as accommodating low-income housing only indicates that the property is considered suitable for low-income housing under State law. Generally, sites that allow a density of at least 20 units/acre are considered suitable for low-income housing in cities with a population of less than 25,000 in Orange County.
How were the issues in Seal Beach that limit development areas, such as sensitive environmental areas and Federal Government land ownership, factored into the Housing Element and RHNA?	These issues were considered as part of the RHNA process and the Housing Element discusses these constraints to housing development.
Affordable housing is very unlikely to be built in high-cost areas like Seal Beach. What happens if the City doesn't meet the RHNA goals?	Cities that do not achieve their RHNA allocations may be required to offer "streamlined" permit processing under SB 35.

City of Seal Beach

2021 Housing Element FAQ

1. What is a Housing Element?

State law[1] requires each city to adopt a comprehensive, long-term General Plan for its physical development. The Seal Beach General Plan[2] is divided into the following "elements" or chapters that contain goals, policies and programs intended to guide land use and development decisions:

- Land Use
- Circulation
- Cultural Resources
- Growth Management
- Housing
- Noise
- Open Space
- Safety

The purpose of the Housing Element is to evaluate the housing needs of current and future residents of Seal Beach and set forth policies and programs to address those needs.

While most portions of General Plans typically have a time horizon of 20-25 years, State law requires that Housing Elements be updated on 8-year "cycles." The City is now preparing a Housing Element update for the 2021-2029 planning period, which is referred to as the "6th Housing Element cycle" in reference to the six required updates that have occurred since the comprehensive revision to State Housing Element law in 1980.

State law[3] establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

> *The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.*

[1] California Government Code Sec. 65300 *et seq.*
[2] https://www.sealbeachca.gov/Departments/Community-Development/Planning-Development/General-Plan
[3] California Government Code Sec. 65580 *et seq.*

Seal Beach 2021 Housing Element FAQ

2. What is Housing Element "certification" and why is it important?

The State Legislature has delegated to the California Department of Housing and Community Development ("HCD") the authority to review Housing Elements and issue findings regarding the elements' compliance with the law.[4] When HCD issues a letter finding that the Housing Element is in substantial compliance with State law it is referred to as "certification" of the Housing Element.

Housing Element certification is important for two main reasons:

- **Local control.** The General Plan and its various elements provide the foundation for the City's land use plans and development regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a planning or zoning matter and the General Plan were found by the court to be invalid, the court could order changes to City land use plans or regulations and assume control over City land use decisions. HCD certification establishes a "rebuttable presumption of validity"[5] that the Housing Element complies with State law, which would support the City's legal defense. Recent laws also allow courts to impose fines on a jurisdiction if it fails to adopt a Housing Element in compliance with State law.[6]
- **Eligibility for grant funds.** Some State grant funds are contingent upon Housing Element certification. Grants can help to cover the cost of some projects that would otherwise rely on the City's General Fund.

Seal Beach adopted its last Housing Element update in 2013, which was certified by HCD as fully compliant with State law.

3. What are the most important issues that must be addressed in the Housing Element update?

The major issues that must be addressed in the Housing Element update are: 1) how City policies, plans and regulations help to meet the region's housing needs for persons and families of all income levels; and 2) how City land use regulations accommodate the special housing needs of those with disabilities or other difficulties.

- **Accommodating Regional Housing Needs**. Under State law[7] all cities are required to plan for additional housing to accommodate population growth and address existing housing problems such as overcrowding and high housing cost. State law recognizes that cities generally do not build housing, since that is typically the role of private developers and builders. However, cities are required to adopt policies and development regulations to encourage a variety of housing types that are affordable for persons of all income levels. The Regional Housing Needs Assessment ("RHNA") is the method by which each jurisdiction's share of new housing needs is determined (see #5 below).

[4] California Government Code Sec. 65585
[5] California Government Code Sec. 65589.3.
[6] AB 101 of 2019
[7] California Government Code Sec. 65583

Seal Beach 2021 Housing Element FAQ

- **Housing for Persons with Special Needs**. Under State law[8] cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:

  - ✓ Reasonable accommodation for persons with disabilities
  - ✓ Transitional housing
  - ✓ Supportive housing
  - ✓ Emergency shelters and other facilities serving the homeless
  - ✓ Large (5+) families

4. What is "affordable" housing?

By definition, housing is considered "affordable" when total housing cost, including utilities, is no more than 30% of a family's gross income. State law describes five income categories, which are based on county median income as shown in Table 1.

Table 1. Household Income Categories

Income Category	% of county median income
Extremely low	Up to 30%
Very low	31-50%
Low	51-80%
Moderate	81-120%
Above moderate	Over 120%

Source: California Government Code Sec. 65584(f)

Affordable housing costs for all jurisdictions in Orange County are determined based on the income categories shown in Table 2. These incomes, rents and housing prices are based on a 4-person family and are adjusted for different family sizes.

Table 2. Income Categories and Affordable Housing Costs – Orange County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely Low	$38,450	$961	(1)
Very Low	$64,050	$1,601	(1)
Low	$102,450	$2,562	(1)
Moderate	$123,600	$3,090	$500,000
Above moderate	Over $123,600	Over $3,090	Over $500,000

Assumptions:
-Based on a family of 4 and current State income limits
-30% of gross income for rent or principal, interest, taxes & insurance
-5% down payment, 3.75% interest, 1.25% taxes & insurance, $350 HOA dues
Notes:
(1) For-sale affordable housing is typically at the moderate income level
Source: Cal. HCD; JHD Planning LLC

5. What is the "RHNA" why is it important?

Each California city is required to plan for new housing to accommodate a share of regional needs. The Regional Housing Needs Assessment ("RHNA") is the process established in State law[9] by which housing needs are determined.

[8] California Government Code Sec. 65583(a)(5)

Seal Beach 2021 Housing Element FAQ

Prior to each planning cycle the total new housing need for each region of California is determined by HCD based upon economic and demographic trends, existing housing problems such as overcrowding and overpayment, and additional housing needed to ensure reasonable vacancy rates and replace units lost due to demolition or natural disasters.

Seal Beach is located within the Southern California Association of Governments ("SCAG") region, which includes Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura counties. The total housing need for the SCAG region is distributed to cities and counties by SCAG based upon objectives and criteria established in State law.[10]

In 2019 HCD determined that the total new housing need for the entire SCAG region in the 6th Housing Element cycle is 1,341,827 units. SCAG then prepared a RHNA plan, which fully allocated the total RHNA to jurisdictions in the SCAG region.[11]

Table 3 shows the RHNA allocations for Seal Beach, Orange County, and the entire SCAG region.

Table 3. 6th Cycle RHNA – Seal Beach, Orange County and SCAG Region

	Seal Beach	Orange County	SCAG Region
Housing need allocation 2021-2029	1,243	183,861	1,341,827

Source: SCAG, 3/4/2021

The RHNA also distributes each jurisdiction's total housing need into four income categories (the extremely-low and very-low categories are combined for RHNA purposes). The 6th cycle RHNA allocation for Seal Beach by income category is shown in Table 4.

Table 4. 6th Cycle RHNA by Income Category – Seal Beach

Extremely Low + Very Low	Low	Moderate	Above Moderate	Total
258	201	239	545	1,243

Source: SCAG, 3/4/2021

6. Is the RHNA a construction mandate?

The RHNA allocation identifies the projected amount of additional housing a jurisdiction would need in order to have enough housing at all price levels to fully accommodate its assigned share projected growth over the 8-year planning period while also eliminating existing problems of overcrowding and overpayment. The RHNA is a *planning requirement* based upon housing need, *not a construction quota or mandate.* Jurisdictions are not required to build housing or issue permits to achieve their RHNA allocations, but some provisions of State law establish specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review and approval of housing development applications that meet specific

[9] California Government Code Sec. 65584 et seq.
[10] California Government Code Sec. 65584(d)
[11] https://scag.ca.gov/housing

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standards.[12] Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities for failing to achieve their RHNA allocations.

7. What must cities do to comply with the RHNA?

The Housing Element must provide an evaluation of the city's capacity for additional housing based on land use patterns, development regulations, other development constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with City regulations. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the city has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA – typically through amendments to land use and zoning regulations that could facilitate additional housing development. Such amendments typically include increasing the allowable residential density or allowing housing to be built in areas that are currently restricted to only non-residential land uses.

8. Why are cities in high-cost areas expected to have affordable housing? Low-cost housing is not economically feasible here due to high land prices.

State housing laws are based on the premise that every city has an obligation to accommodate a range of housing types for persons at all income levels. Every community is dependent on a variety of low- and moderate-income workers in jobs such as landscaping, building maintenance, child and elder care, medical technicians, personal services, clerical support and retail trade. While the existing housing stock serves the needs of many residents, market rents and prices are higher than some families can afford. In addition, low-wage jobs have increased at a much faster rate than affordable housing is being built.

While cities are not required to build new housing, they must ensure that their land use regulations encourage a full range of housing types. Rental apartments typically provide the majority of affordable housing, but other types of housing such as accessory dwelling units (ADUs) can also help to address this need. Various governmental programs provide funding assistance for affordable housing, but if a city's development regulations do not allow development of additional housing commensurate with projected need, the housing needs of the local workforce may be shifted to other cities.

[12] California Government Code Sec. 65913.4 (SB 35 of 2017)

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9. Seal Beach is fully developed. Why is the RHNA allocation so high?

SCAG's 6th cycle RHNA allocation for the entire 6-county region is 1,341,827 units compared to 412,137 units in the 5th cycle. There are two main reasons why the 6th RHNA allocation is so much higher than the 5th cycle.

First, the 5th cycle RHNA allocation was established in 2012 while the severe economic effects of the "Great Recession" were discouraging growth. As a result, the 5th RHNA was uncharacteristically low. For comparison, SCAG's 4th cycle (2006-2013) RHNA allocation was approximately 700,000 housing units.

Second, for the 6th cycle the State made a major modification to the process for determining RHNA allocations. In prior RHNA cycles, total housing need was based only on *projected population growth*. However, for the 6th RHNA cycle the State added *existing need* to the total RHNA calculation. Existing need includes households that are currently overcrowded (defined as more than one person per room) or are overpaying for housing (defined as more than 30% of gross income). The total 6th cycle RHNA allocation for the SCAG region is comprised of the sum of existing need and projected need, as follows:

Existing need:	577,422 units
Projected need:	764,405 units
Total need:	1,341,827 units

As seen from this breakdown, if existing need were excluded (as was the case in prior RHNA cycles) the total need would be similar to the 4th cycle RHNA.

With regard to jurisdictional RHNA allocations, the methodology adopted by SCAG for the 6th cycle places greater emphasis on the proximity of housing to jobs and public transit rather than availability of vacant developable land. As a result, the urbanized areas of Los Angeles and Orange counties are assigned much higher housing need as compared to prior cycles even though they generally have much less vacant land than inland areas.

The RHNA allocations assume that in many urbanized cities of Orange and Los Angeles counties, a significant portion of new housing needs will be met through the redevelopment of older commercial properties.

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