

This is a revised draft of the Housing Element, published for public review and comment. Written comments may be emailed to Alexa Smittle at asmittle@sealbeachca.gov.

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.

Program Evaluation for Households with Special Needs

The prior Housing Element identified a number of programs to address the needs of special needs households. Most of these programs relied on the construction of new affordable units to address needs, but no such units were constructed during the past cycle. The results of the programs for households with special needs are summarized below.

Seniors and Disabled Residents

As described in Section IIB, approximately 39% of the City's population is aged 65 years or older. The high percentage of elderly residents is attributed to the presence of Leisure World, a senior community where residents must be aged 55 or older to purchase homes and reside in the neighborhood. Persons in this age group are more likely to be disabled. No new units targeted to this population were constructed during the last cycle. However, the City successfully continued to subsidize improvements to bathrooms in homes owned by 714 income-qualified households of Leisure World. These improvements allow residents to age in place and accommodate disabilities. The City also continued to make available information regarding fair housing and other housing programs.

The City offers a number of programs to enhance the quality of life for its seniors. The City offers two transportation programs; one is a fixed-route shuttle, and the other is a Dial-A-Ride program. The City also offers a meal delivery program to seniors; provides a lunch program; sponsors a pinochle club; and arranges tax preparation assistance.

Developmentally Disabled Persons

Persons with developmental disabilities can obtain services through the Dayle McIntosh Center. The Orange County Regional Center serves more than 60 qualified residents in Seal Beach. The City does not provide services for this population, but continues to make available information regarding resources on its website and at City facilities.

Extremely Low-Income Households

There were no units developed for this population during the last cycle. The City continued to publicize housing programs and services that could assist this population.

Large Households

The number of large households in Seal Beach is significantly lower than in the County, primarily because of the number of elderly households comprised of one or two persons. Nevertheless, the City continued to publicize programs and services that could meet the needs of this population. There were no new units designed to meet the needs of this group constructed during the last cycle.

Female Headed Households

The number of households headed by females in Seal Beach is quite low. Nevertheless, the City continued to publicize programs and services that could meet the needs of this population. There were no new units designed to meet the needs of this group constructed during the last cycle.

Farm Workers

There was no need for housing for farm workers identified in the last Housing Element.

Homeless Persons

The City does not have a significant homeless population. The City has identified locations for shelters in accordance with State law. No applications for shelter development were received. The City will amend its Zoning Code to be in compliance with new State law requirements.

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 Code.	<p>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.</p> <p>2. The City will report its progress in implementing this program to HCD on an annual basis, pursuant to Government Code §65400.</p> <p>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:</p> <p>a) The reduction is consistent with the adopted General Plan, including the Housing Element; and</p> <p>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.</p> <p>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,</p>	<p>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.</p> <p>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.</p> <p>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.</p>	Modify	This program is considered successful with the development of new housing on a previously identified site; however, this program did not result in provision of housing that is suitable for those with special needs, such as disabilities, elderly households, large households, and female headed households. No affordable units were constructed. Some enhancements are included in the 6 th 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. Interest in ADUs is growing, with seven permits issued in 2022 and as many submitted in the first 8 months of 2023..	Modify	This program is considered successful with the adoption of an ADU ordinance in 2021 and updates in 2022 and 2023. Future Zoning Code changes will be implemented to align with state law as needed. The City will also take steps to ensure homeowners are aware of the opportunity to create ADUs and create incentives to encourage the occupancy of these units by households and individuals in lower income categories and those with special needs.
Program 1d Emergency Shelters and Transitional/Supportive Housing.	Continue to facilitate the provision of emergency shelters and transitional/supportive housing consistent with state law	The Zoning Code was amended in 2013 to allow these uses. Nevertheless, 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.	Modify	The City will continue to support shelters and supportive housing consistent with State law, and the Zoning Code. The Zoning Code will be amended to bring standards for shelters and transitional/supportive housing into compliance with State law. 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 is difficult to evaluate. However, recent interest in land recycling by developers has raised questions about new types of construction and housing.	Eliminate	As laws change related to housing implementation, sustainable development, and resource conservation, this program has become irrelevant and has not proven beneficial.

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
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. .	Continue	This program is considered successful and must be continued to ensure all new development is adequately served. The City's Environmental Impact Report, currently underway to support the rezoning process, will provide new, relevant information to inform this program.
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.	Modify	Pursuant to State law, the City will continue to support density bonus projects. The City's Zoning Code will be amended to provide consistency with applicable state laws. The City will expand outreach to developers regarding the use of density bonuses to provide affordable units.
Program 2b Affordable Housing Resources.	<ul style="list-style-type: none"> • 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 and have assisted approximately 714 elderly households. 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. Other than renovations described above, the City did not make any	Modify	The City will continue to seek out resources to support the preservation and creation of affordable housing. The City will be more proactive in seeking relationships with affordable housing developers who can help address the need for affordable units, as well as those addressing the needs of households with special needs, such as the elderly and disabled.

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
		significant progress in addressing the needs of households with special needs.		
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 3a Section 8 Rental Assistance	<ul style="list-style-type: none"> 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. There are currently 5 Housing Choice Vouchers used in Seal Beach.	Modify	Though housing vouchers are limited in supply and allocated by the County, the City will continue to support this effort in partnership. The City will expand its outreach program to familiarize landlords and potential tenants with the program.
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 MCC program by posting available information.	Continue	The City will continue to support sharing information 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 as no new affordable units were developed; however, monitoring programs will be established when new affordable units are developed.
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 were completed and	Continue	The Local Coastal Program process is moving forward in coordination with the California Coastal Commission.

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
		submitted to the Coastal Commission in May 2023, with the goal of having a completed LCP submitted to the Coastal Commission in Summer 2025.		
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. No housing units were lost.	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 programs to owners of the identified units. Apply for funding assistance annually from the Urban County program if rehabilitation needs are identified	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 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.	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 4d Zoning and Building Codes Enforcement	<ul style="list-style-type: none"> • 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 set forth in 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 continue to seek out programs that may be available to property owners needing assistance to resolve code violations.
Program 5a Fair Housing Services	Continue to provide fair housing and tenant landlord counseling services through the Fair Housing Council of Orange County (FHCOC). The Community Development Director will serve as the primary point of contact for fair housing issues and will refer inquiries to the FHCOC	The number and type of issues handled by FHCOC within Seal Beach is typical of the issues addressed in other communities.	Modify	The City continued to facilitate fair housing and refer inquiries to the Fair Housing Council of Orange County. Efforts will be expanded to ensure tenants and landlords understand fair housing laws and available resources to enforce them through information on the City's website and workshops. In addition, the City will take a more proactive approach to understanding

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
				the nature and location of fair housing complaints that may be filed.
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 allow seniors to age in place. 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 collaborate with the OC Housing Authority and will compile information on other housing resources. Further, city staff will more actively engage with the County and other regional partners to seek out resources and solutions to housing issues and to ensure that information provided by the City is accurate.
Program 6a Green Building Techniques	<ul style="list-style-type: none"> • 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	33
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

This page intentionally left blank.

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 law¹ establishes a "default density" of 30 units per acre that is suitable for lower-income housing in communities with a population over 25,000. 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.

State law has been amended several times to allow density bonuses in exchange for the provision of affordable housing. Due to the high cost of land and construction, Seal Beach expects residential developers to take advantage of the density bonus provisions to include affordable units in new residential projects and improve fiscal feasibility of projects.

SITES FOR HOUSING DEVELOPMENT

Due to a lack of vacant land, the majority of the Seal Beach opportunity sites are in use to some degree. As will be described in more detail however, the sites are underutilized, and the opportunities to intensify and/or diversify the uses are feasible and make sense within the greater market area. While Seal Beach itself has experienced intensifications of site use, complete site redevelopment has been minimal. Nevertheless, several regional examples of redevelopment are readily available and Seal Beach is subject to the same market forces that bring such projects to fruition. Some examples of new housing developments in the region follow.

¹ Government Code Sec. 65583.2(c)(3)

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

Lampson Project (Los Alamitos) 12.3 acre office site to be rezoned to accommodate 246 multi-family units, 77 of which will be affordable to low- and moderate-income households.¹

This site is currently an office building and parking lot, and adjacent to Seal Beach.²



Legado Redondo (Redondo Beach) – 3-acre mixed use project with 115 residential units over 21,539 square feet commercial space³²⁶



Newport Village Mixed-Use (Newport Beach) – 9.4-acre mixed-use project with 122 residential units + office/commercial⁴²⁷

² <https://cityoflosalamitos.org/DocumentCenter/View/2103/Lampson-Signed-Notice-Of-Preparation-PDF>

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>

**2510 West Coast Highway**

(Newport Beach) -35 residential units + 10,975 sq. ft. commercial⁵²⁸

**Marina Shores** (Long Beach)

6.17 acres, occupied with credit-tenants (though occupancy is decreasing as the project timeline progresses), is proposed to be redeveloped with 588 residential units. This site is immediately north of Seal Beach's border. ²⁹



6700 Pacific Coast Highway (Long Beach) a 281-unit development on a 3.5 acres site where a current office building stands. This site is immediately north of Seal Beach's border.



7777 Edinger Ave (Huntington Beach) The former Huntington Beach Mall was re-envisioned as Bella Terra, a mixed-use development in the early/mid 2000's where much of the existing retail remained in place. Following the recent closure of Burlington, the owner proposes to intensify residential uses, adding an additional 300 housing units in vertical mixed use.

²⁸ <https://www.newportbeachca.gov/government/departments/community-development/planning-division/current-projects-and-cases/2510-west-coast-highway-mixed-use-project>

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 in more detail in the following pages, the existing sites inventory is comprised largely 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-2.

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 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.

The candidate sites for rezoning identified in Table B-2 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 1e, 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).

Sites for Rezoning and Suitability of Nonvacant Sites

Many cities have observed the deterioration of retail centers for a variety of reasons. In Seal Beach, the primary retail centers remain largely viable uses; however, there are few outdated structures and underutilized parcels where uses could be intensified through infill or partial redevelopment. The success of these centers and their overall appearance contribute to the possibility that residential uses could also be successful on these sites. These sites are generally located along Seal Beach Boulevard or Pacific Coast Highway and enjoy good access to transit, services, and amenities. Therefore, the City is proposing to allow these retail sites to be developed with higher density residential uses through a new Mixed-Use zoning district. Given the current operation of the retail centers, the City has assumed that a maximum of 50% of each site would be developed with residential uses.

Based on land use patterns in the City, parcels with the following characteristics were included in the inventory:

- Retail centers with large, paved surface parking lots that provide opportunity for infill development;
- Underutilized sites that could wholly or partially redevelop with residential uses.

The resultant parcels were reviewed based on an additional set of factors:

- General characteristics, such as low existing Floor Area Ratio (FAR), and COVID-impacted uses, among others;
- Expressed interest from property owners or developers;
- Applications filed for new residential development.

Density assumptions: Based on how existing financing applications for low-income housing tax credits, AHSC, and other funding sources are structured, affordable housing developments for lower-income households are most competitive to win funding when the project exceeds a jurisdiction's base density and/or utilizes a density bonus. In the instance of 4% Low Income Housing Tax Credits, a new construction project must utilize a density bonus to even be eligible.

The City has several functioning retail centers serving local and regional customers, but adding residential uses to these commercial centers could be financially beneficial. To maximize viability, it is expected that a density bonus would be employed on top of a density of 46 du/acre. This approach has the added benefit of providing affordable units. The City intends to develop a mixed-use zone to apply to these sites that will allow residential uses that will include a minimum density of 46 du/acre (Program 1b). As mentioned, it is assumed that up to 50% of each retail site could be developed with residential uses as opposed to the entire site.

State law provides for default density thresholds, specifically Government Code Section 65583.2(c)(3)(B)), which establishes that mixed-use or residential zoning allowing 30 units per acre is suitable to facilitate lower income housing in Seal Beach. The majority of the sites will allow for densities up to 46 units per acre, well above the State's threshold, to provide greater opportunity for affordability. For most of the sites, the City has assumed that 25% of the units will be affordable to lower-income households, and 25% will be affordable to moderate income households, with the balance at market rate.

To further encourage and facilitate the development of affordable units for low- and very low-income households, the City will consider a menu of development incentive opportunities, including: streamlined processing, density bonus incentives, deferred impact fees, and reductions in development and parking standards, as indicated in the Housing Action Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households. Although rare, developers have occasionally requested to develop at densities below the maximum permitted on a given site. This typically occurs when market demand is inconsistent with development regulations. When this occurs, the City will work cooperatively with the developer to maximize the site's potential consistent with the General Plan and other community objectives. To ensure that adequate sites are available for the development of lower income housing during the 2021-2029 planning period, the City has included Program 1d to track the number of units built on parcels including in the

City's sites inventory and to determine the remaining site capacity by income category. This will ensure the City takes appropriate action if a Housing Opportunity site is developed at a density below what is permitted. 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. Of the 12 site groupings listed in Table B-2, only one is vacant. The discussion below provides a brief explanation on the methodology used to calculate residential potential for each of the sites that are currently developed with various uses.

As discussed in Chapter IV – Constraints, infrastructure systems such as water, wastewater, drainage and dry utilities are in place, and there are no known limitations that would preclude the anticipated level of development at any candidate site. In some instances, infrastructure may need to be upgraded to provide additional capacity. 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.

HOUSING SITE INVENTORY

Seal Beach is nearly built-out with almost no vacant developable land remaining. Therefore, the site inventory must rely primarily on non-vacant sites. The following pages detail the Housing Opportunity Sites that have potential for additional housing. The sites are broken into two categories: (a) underutilized sites that do not require zoning code changes summarized in Table B-1, and (b) sites where zoning modifications are proposed, summarized in Table B-2.

Where units could not be located at sites under present zoning, the City examined nonresidential areas where zoning amendments could facilitate residential development. A Housing Element Ad Hoc Committee was established and held two meetings 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.

To ensure sites selected for the site inventory do not have existing uses that are impediments to housing development, an analysis was conducted to select sites that are most likely to develop during the planning period. Development likelihood and feasibility was determined by a number of different variables, including improvement-to-land value ratio, existing lot coverage, lot size, future development potential, and existing uses. The City analyzed the most current parcel-level data across such variables to determine which sites were most appropriate for inclusion into the site inventory and to estimate the number of additional units that are likely to be developed. Bearing in mind that most of the developable land within the city consists of established residential uses, most of these areas were eliminated from consideration, as land assembly in a single-family neighborhood was considered infeasible.

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, Berkeley²⁵ 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-2²⁶ 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.

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

²⁶ The City property located on the NWS was not previously included in the Housing Element and has not received the same level of public review.

Site 1 - 1780 Pacific Coast Highway (No Rezoning)

Location: 1780 Pacific Coast Highway, the eastern corner of the intersection of Pacific Coast Highway and Seal Beach Blvd. The site has housing to the rear of it, and retail to the north. Across the street to the south is the Naval Weapons Station, and to the west is single family residential.

Size: 0.25 acres

Current use: retail, specifically a small liquor store and a bait shop

Current zoning: Limited Commercial/Residential Medium Density (LC/RMD)

Reason for selection: This parcel is developed with an older commercial building currently occupied by a liquor/convenience store. Due to the age and marginal condition of the structure, taken in combination with the value of the land, this site is an excellent and likely candidate for redevelopment with a new residential or mixed-use project. It is immediately adjacent to housing, with excellent access to goods and services.

Assumed development capacity: This zoning designation allows residential use at up to 20 units/acre. The site can reasonably accommodate ground floor commercial use and parking with five second-story housing units. Because of its small size, this parcel has been listed in the moderate-income site inventory.



Site 2 - Leisure World (No Rezoning)

Location: Leisure World is a large, high-density residential senior community generally bound by Westminster Blvd, Seal Beach Blvd, the I-405, and the Los Alamitos Flood Control Channel. The community currently has 6,608 units. The opportunity site within the development is located along the eastern border, about one third of a mile from the southwestern corner of the community.

Size: 5.5 acres

Current use: Recreational vehicle storage

Current zoning: Residential High Density – Planned Development



Reason for selection: This is an underutilized site in a community that while not income-restricted, offers very affordable living options, with units selling far below the cost of condominiums elsewhere in the region. For example, a one-bedroom unit may be found for under \$300,000 while elsewhere pricing starts in the \$500,000 range. According to Figure IV-5, more than 75 percent of the population in Leisure World consists of low- to moderate-income households. Additionally, the community is already developed to higher densities, with a few buildings at three stories with parking underneath. Additional units could integrate well into the community and could spread ongoing maintenance and operational costs among a greater number of owners, helping to keep those costs in an affordable range. Furthermore, such development has precedent. The series of three-story buildings earlier referenced, known as Mutual 17, were built in the 1980s, well after the rest of Leisure World was developed, and include 126 2-bedroom, 2-bath condominiums on a little less than five acres. 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. A development proposal at this site can be approved administratively. No additional zoning revisions are needed.

Assumed development capacity: An additional 150 units can be accommodated on approximately 5 acres presently devoted to recreational vehicle storage at a density of 30 units to an acre. New three-story buildings can accommodate parking on the ground level with units above. As Leisure World home values are below market, half of the units are categorized as lower-income, one quarter at moderate, and the balance at market to be conservative.

Site 3 - Accessory Dwelling Units (No Rezoning)

Location: Throughout the city, in all residential and mixed-use zones

Reason for selection: 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.

Assumed development capacity: While interest in ADUs has not historically been high in Seal Beach, recent changes to State law have increased awareness and interest. In the past year, the City has issued permits for seven ADUs, more than twice as many as in the prior year. In the first seven months of the 2023 calendar year, seven applications have been received with more anticipated, therefore it has conservatively been assumed that 50 ADUs will be built during this planning cycle. Given that ADUs can introduce low-income units in high resource areas, the City will undertake a number of steps to promote the development of ADUs and consider development of incentives to make ADUs affordable to very-low income households (Programs 1h, 1i). The City will monitor the effectiveness of its efforts twice a year and make adjustments as necessary (Program 1j).

The Southern California Association of Governments (SCAG) conducted a regional survey and reported the results in August 2020. SCAG's research supports an assumption that 73% of ADUs could be affordable to lower income households in Orange County (even assuming a 50/50 mix of 1- and 2-person households). Evidence from other jurisdictions throughout California indicates that between 17 and 50 percent of ADUs may be rent-free as the property owners provide housing for their adult children and/or aging parents. The inventory in Table B-2 implements SCAG's assumption of 73% of units at lower-income, and the balance at moderate-income.

Site 4 - Accurate Storage (Rezoning Required)

Location: 1011 Seal Beach Boulevard. This site 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.

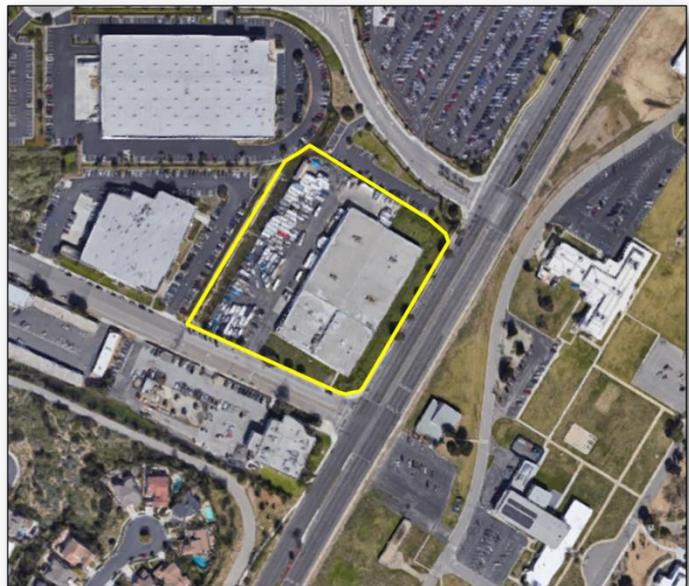
Size: 4.4 acres

Current use: Self storage facility

Current zoning: High Density Residential (RHD-20)

Reason for selection: This site was previously selected as a candidate housing site due to underutilized parking, location close to services, and interest from the property owner. 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.

Assumed development capacity: As the current zoning did not result in redevelopment of this site with residential uses, the development assumptions have been revised. 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 due to the site plan and overall quality of development and maintenance of the site. Therefore, it is assumed that only 1.8 acres of the site will redevelop to housing, instead of the entire 4.4 acres. As described in Figure B-2, this site is proposed for rezoning to 46 units per acre that will enhance the financial viability of adding residences to the site. Development of 1.8 acres could yield 83 units, or more if a density bonus is employed. However, given the need to design around existing buildings, the projected number of units has been reduced to 59. Because the presumed developable area is less than 2 acres, Table B-2 shows a conservative estimate of only 10% at lower-income and 10% at moderate income, despite a proposed density of 46 units per acre.



Site 5 – The Shops at Rossmoor (Rezoning Required)

Location: This multi-address retail center is on the west side of Seal Beach Boulevard between St. Cloud Drive and Rossmoor Center Way

Size: 27 acres

Current use: Retail center, with uses including Marshalls, Kohl's, Ulta, Sprouts Farmers Market, and Burlington

Current zoning: General Commercial (CG)

Reason for selection: This site was selected due to an abundance of underutilized parking accompanied by owner interest in development of housing units. The site's ratio of improvement value to land value is less than 1.0 (0.85), meaning the site is economically underutilized, despite being a generally successful retail center. However, with a number of “big box” type tenants subject to changes in the retail landscape, this center is vulnerable to store closures that could result in significant vacant space. A new mixed-use zone would allow for greater flexibility to utilize the land, and by adding housing units, increase the viability of the retail that remains. Additionally, high density residential already exists along the western edge of the retail center, increasing compatibility of the use.

Assumed development capacity: The site is 27 acres, and surface parking occupies approximately 19 acres. It is assumed that 10 of the acres could be developed with housing, at a proposed 46 units per acre, resulting in 460 units, exclusive of a density bonus. Because of the ample development potential and therefore ability to achieve economies of scale, Table B-2 projects 25% of units at lower-income, 25% at moderate-income, and the balance at market.



Site 6 - Old Ranch Town Center (Rezoning Required)

Location: This multi-address retail center is on the east side of Seal Beach Boulevard, between the Old Ranch Country Club golf course and Plymouth Drive.

Size: 26 acres

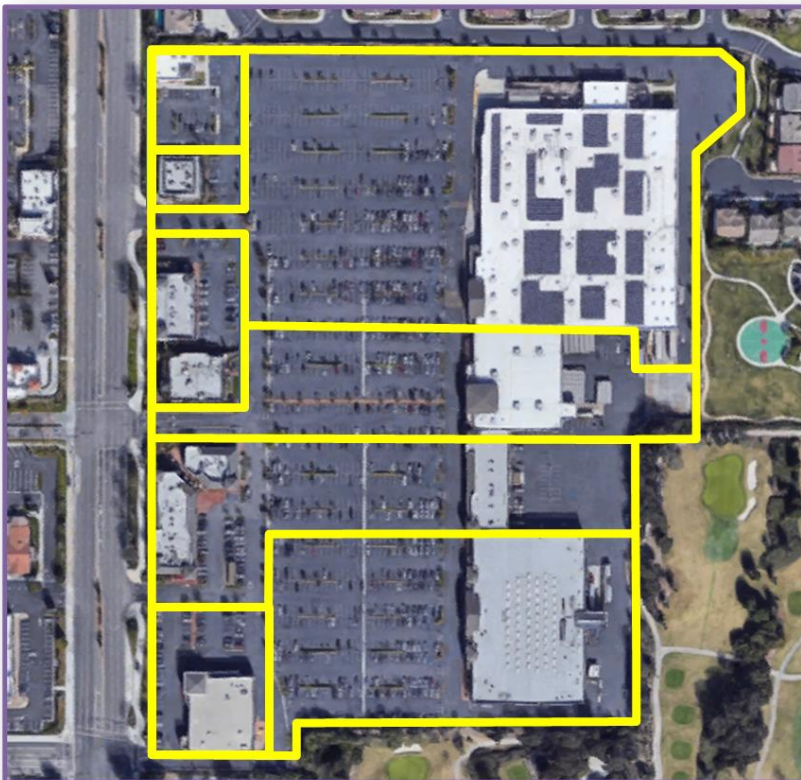
Current use: Retail center including stores such as Target and Ralph's supermarket.

Current zoning: General Commercial (GC)

Reason for selection: Similar to the Shops at Rossmoor, the Old Ranch Town center has a significant amount of underutilized parking, and primarily big box uses. Currently, the former Bed Bath and Beyond store is vacant. The addition of housing to this site is feasible as it is immediately adjacent to goods and services, has excellent access along a major thoroughfare, and can integrate well with the scale of the existing development, bolstering retail uses with on-site residents. The improvement to land value ranges by parcel, with the largest parcel at 0.95 and the second largest parcel at 0.07, demonstrating ripeness for additional development.

Assumed development capacity: It is assumed 20 percent of the center could be developed or redeveloped with housing uses, creating a mixed-use environment at 46 units per acre, for a total of 239 units. Because of the ample development potential and therefore ability to achieve economies of scale, Table B-2 projects 25% of units at lower-income, 25% at moderate-income, and the balance at market. Due to its proximity to the

Joint Forces Training Base, all residential units would be conditioned to meet interior noise level standards of 45 decibels, however, this is not an obstacle to development as this is also the standard in the California Building Code. Housing currently exists to the north and northeast of the site, also adjacent to the Joint Forces Training Base.



Site 7 - Seal Beach Plaza (Rezoning Required)

Location: This multi-address retail center is at the northwest corner of Seal Beach Blvd and Westminster Blvd. Two churches and Leisure World are to the north and west, and generally the Naval Weapons Station surrounds the other sides.

Size: 7 acres

Current use: Retail and office/service uses

Current zoning: Service Commercial (SC)

Reason for selection: This site has a low improvement value to land value ratio at 0.72, and has experienced some large tenant turnover in the past, which could indicate a need to reposition the site for long-term success in the future. Similar to other retail plazas, it is underutilized with large parking areas. The site offers excellent access to goods and services, and augmenting the site with housing would benefit the on-site retailers. The adjacent Leisure World utilizes higher densities, and the Naval Weapons Station is immediately east, and is not a conflicting use.

Assumed development capacity: This site can be redeveloped entirely or partially as a mixed-use project. Assuming that residential uses are developed on 2.5 acres of the site at

a base density of 46 du/acre, 115 units could be accommodated following adoption of a new mixed-use zoning district. However, due to the smaller developable area, Table B-2 conservatively estimates 10% of units at lower-income, 10% at moderate income, and 80% at market rate.



Site 8 - Seal Beach Center (Rezoning Required)

Location: This retail plaza is located on Pacific Coast Highway, between Balboa Drive and Bolsa Avenue. It is directly across PCH from Main Street, the commercial core of the Old Town area.

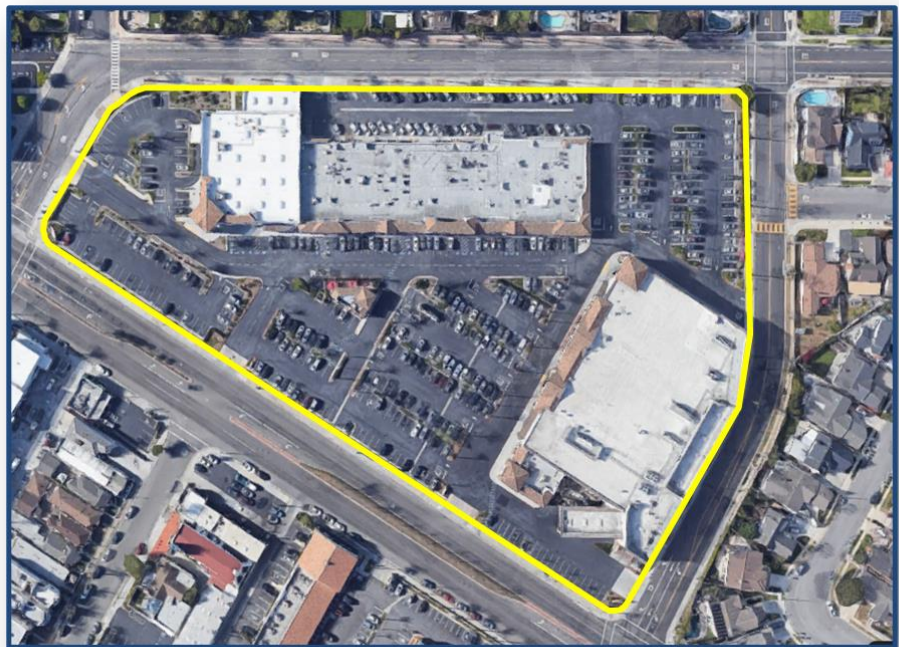
Size: 9 acres

Current use: The center consists of two anchor stores, a Pavilions supermarket, and a CVS Pharmacy, along with several smaller retail and restaurant tenant spaces.

Current zoning: Service Commercial (SC)

Reason for selection: This site has an improvement value to land value ratio is 0.72, indicating it is underutilized and could perform to a higher capacity. Its location provides excellent walkability and access to goods and services, including an elementary school. A small mixed-use project could be undertaken using available parking and redeveloping portions of the site with housing above retail. Moreover, the property representatives have expressed an interest in mixed use as a future possibility to increase site utility.

Assumed development capacity: With a mixed-use zoning allowing up to 46 units per acre, and 50% of the lot, the capacity would be 207 units without using a density bonus. However, because the site is adjacent to low-density single-family use, and greater setbacks or step-backs may be appropriate in the revised zoning code, a lower development threshold of 120 units was assumed. While four acres is ample development capacity, because this opportunity site is directly across the street from single family homes, Table B-2 conservatively estimates 15% of the units at lower-income levels, 15% at moderate-income, and the balance at market despite being zoned at 46 units per acre.



Site 9 - 99 Marina (Rezoning Required)

Location: 99 Marina Drive, northeast of Marina Drive and 1st Street intersection.

Size: 4.3 acres

Current use: Vacant. At some point, a handball court was constructed on the western edge of the property, and the City does maintain a small section of the property around the court primarily for public safety reasons as it is adjacent to a public park.

Current zoning: Oil Extraction (OE)

Reason for selection: Oil extraction at this site ceased some time ago, and the current owners (Exxon and Chevron) are actively marketing the property. Based on inquiries received by City staff from potential buyers, as well as the surrounding residential uses, housing development makes the most sense, and is generally expected by the community.

Assumed development capacity: A density of 30 units per acre is proposed at this site to meet the default density thresholds established under Government Code Section 65583.2(c)(3)(B)). However, this location may have additional development standards imposed by the Coastal Commission, similar to the adjacent development, where a portion of the site was left as open space. Thus, the total housing production expected at the site is 90 units, all of which are assumed to be above moderate, to be extremely conservative.



Site 10 - Old Ranch Country Club (Rezoning/Land Use Change Required)

Location: The entire facility, approximately 155 acres in size, is located north of Lampson Avenue, and south of the Joint Forces Training Base and Old Ranch Town Center, just east of Seal Beach Boulevard. The proposed housing sites are along the western edge of the property, one near the intersection of Lampson and Seal Beach Boulevard, and the other further south, across Lampson from the Ivy Park assisted living facility.

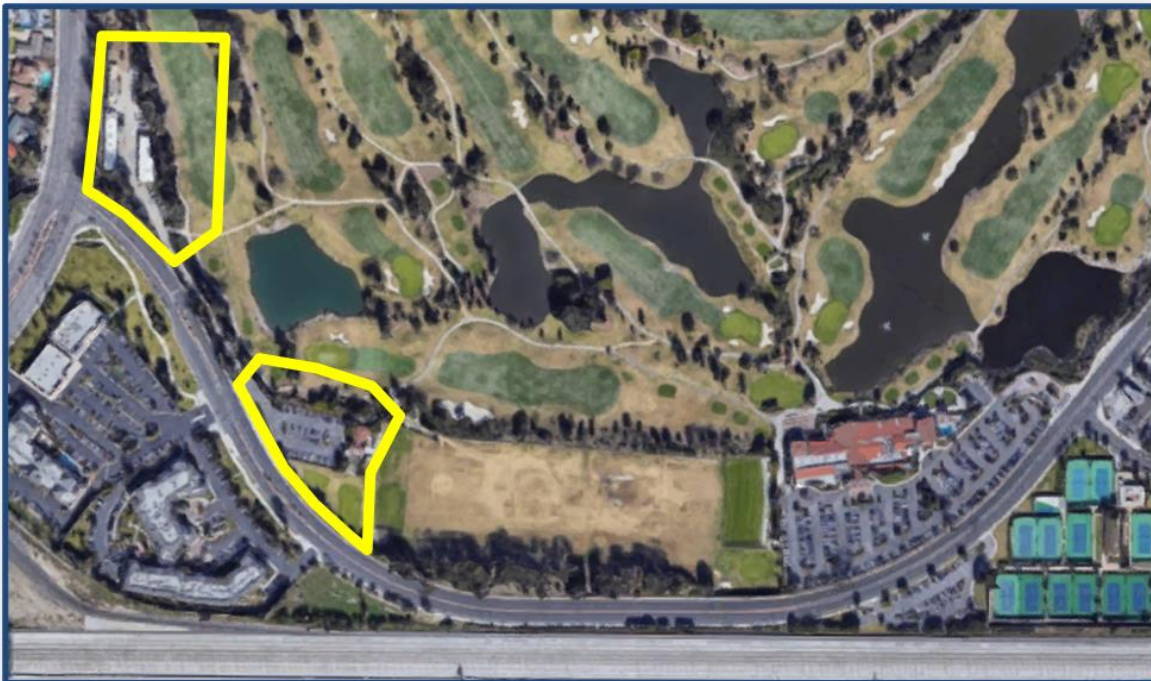
Size: Approximately four acres proposed for housing

Current use: Golf course and supporting amenities

Current zoning: Recreation/Golf (RG)

Reason for selection: At this time, the landowner has a development application in process with the City for the development of (a) 116 family units and (b) 51 senior units.

Assumed development capacity: As this is an active development application, the numbers proposed by the property owner are now the assumed development, for a total of 167 units. All units have been assumed at above-moderate income levels. It is important to note the development application is for a specific plan, which would guide development of the housing as well as a hotel and modifications to the existing clubhouse and golf facilities. An Environmental Impact Report is being prepared. Approval of a specific plan is a discretionary action by the City Council. It should further be noted that a new development agreement between the property owner and the property owner is expected to be a part of the development application that will ultimately be considered.



Site 13 - Main Street Specific Plan Area (Specific Plan Amendment Required)

Location: The Specific Plan area covers is the traditional downtown commercial core of Old Town, primarily defined by Main Street.

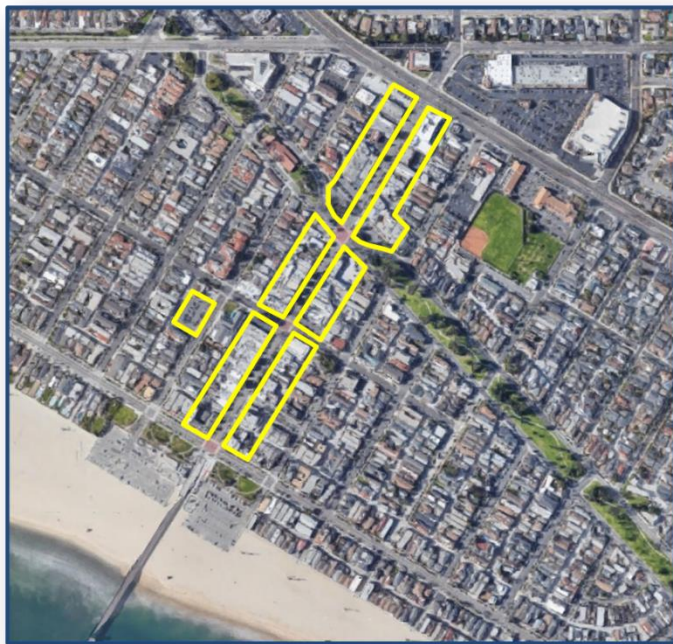
Size: Approximately 21 acres

Current use: Mixed use, including retail, offices, micro-scale manufacturing, and residential

Current zoning: Main Street Specific Plan (MSSP)

Reason for selection: The area provides for a pedestrian-oriented mix of offices and retail uses with some residential units, which were built prior to adoption of the MSSP. Because Main Street is already developed as a pedestrian friendly area surrounded by residential neighborhoods, existing uses will not be an impediment to the expansion of residences in this area. In fact, existing uses may positively impact the desirability of this location as a place to live.

Assumed development capacity: Although the area could accommodate a sizable number of residential units if the area is redeveloped, it is recognized that such redevelopment is very unlikely to occur during this planning period. Consolidation of lots under fragmented ownership would be quite challenging and significant opposition from residents would be expected. A two-story height limit has been imposed in this area by voters, further affecting redevelopment opportunities. However, some parcels could accommodate one or more units towards the rear of the lot and/or above an existing single-story retail building. Space exists on some sites to develop units over open parking areas as well. A physical inventory of the area revealed potential to accommodate 163 units if the City were to reduce its current minimum unit size standard to approximately 400 sq. ft. The proposed MSSP amendment would allow for residential uses on second stories or fronting rear alleys, such that Main Street itself remains a retail environment. At these small sizes, these uses would be ancillary, most akin to accessory dwelling units and have therefore income levels have been categorized the same way, with 73% at lower income levels and the balance at moderate-income.



Site 11 - Naval Weapons Station PCH & Seal Beach Blvd (Zoning Not Applicable)

Location: Within the NWS, fronting Pacific Coast Highway and Seal Beach Blvd

Size: 22 acres

Current use: Military use. The site is mostly vacant except for a concrete training pad and a 960 square foot prefabricated metal building used as a classroom.

Current zoning: MIL

Reason for selection: This site was selected in collaboration with the U.S. Navy, which successfully requested letters of interest to develop this site. The Navy's vision includes uses that will serve military personnel, including the potential for housing. The Navy has already initiated environmental review under the National Environmental Policy Act (NEPA). This site is generally undeveloped and of a substantial size with singular ownership, which will reduce development costs. Housing at this site will help increase the financial feasibility of development, and be close to goods and services, including an elementary school. Programs 1s and 2c support cooperative action between the City and the Navy for development.

Assumed development capacity: A mixed-use development, including housing, is generally anticipated, and assumes 150 residential units in a vertical and/or horizontal mixed-use development. These assumptions were arrived at in cooperation Navy representatives. Because census data shows lower income levels at the NWS currently, Table B-2 assumes one-third of the units at lower incomes, one-third at moderate-income, and one-third at above moderate-income. Despite being within the city, this is Federal property, therefore the City has no zoning authority over this area.



Site 12 – Water Storage Site (Zoning Not Applicable)

Location: Within the NWS, approximately 1,000 feet east of Seal Beach Boulevard, near the housing community off of Anchor Way.

Size: 2.75 acres

Current use: Water and equipment storage

Current zoning: MIL

Reason for selection: This parcel is owned by the City of Seal Beach. While the water storage facility is in active use and needs to remain, the balance of the site has comparably minimal utility. As a part of the Housing Element process, the City looked for opportunities to leverage property it owns, but found what little the City has to be in active public use. This parcel, though development faces very specific challenges, is City-owned and has capacity for greater utilization. This idea has been presented to Navy staff, and thus far, they are amenable to considering a project that could benefit both the Navy and the City. One potential option would be affordable veterans housing. Program 1s and 2c support cooperative action between the City and the Navy for development.

Assumed development capacity: Upon successful conclusion of the appropriate agreements with the Navy, it is the City's intent to partner with an affordable housing developer. Preliminary discussions with some providers indicate that, depending on the

exact size and configuration of the parcel, at least 65 units could be accommodated on a parcel of approximately 2 acres. Presumed to be an affordable housing development, 50 of the units are assumed to be at lower-income levels and 15 at moderate-income.



This Page Intentionally Left Blank

**Table B-1
Underutilized Sites Inventory (Rezoning Not Required)**

Address/APN	General Plan/ Zoning	Site Acreage	Existing Use	Assumed Density (du/ac)	Lower	Moderate	Above Moderate	Total
1780 Pacific Coast Hwy. 199-061-01	Limited Commercial/ Medium Density Res	0.25	Older convenience store, bait store; zoning allows mixed-use.	20		5		5
Leisure World 095-691-04	Residential High Density – Planned Development	5.5	RV storage	30	74	38	38	150
Accessory Dwelling Units	All Residential and Mixed-Use Zones	N/A	Residential and mixed uses	N/A	36	14		50
TOTALS					110	57	38	205

Table B-2
Sites to Be Rezoned (Unless MIL)

Site	APN	Total Acreage	Est Dev Acreage	Current General Plan/Zoning	Proposed GP/Zoning	Potential Density (DU/AC)	Lower	Mod	Above Mod	Total Units	I/L Ratio	Existing Use
Accurate Storage	095-791-18	4	1.8	RHD-20	MU 46*	46	6	6	47	59	0.54	Self storage
The Shops at Rossmoor	086-492-51	27	10	GC	MU	46	115	115	230	460	0.85	Retail, office, fast food, grocery, pharmacy
Old Ranch Town Center		26	5	GC	MU	46	59	59	121	239	0.94	Existing commercial center
	130-861-27	0.6		GC	MU						0.51	Bank
	130-861-25	0.13		GC	MU						0.00	parking
	130-861-26	0.4		GC	MU						1.50	restaurant
	130-861-14	0.94		GC	MU						0.14	parking lot
	130-861-15	8.56		GC	MU						0.95	Department Store
	130-861-23	1.08		GC	MU						1.96	Retail, services, restaurant
	130-861-24	0.26		GC	MU						0.00	parking
	130-861-22	0.42		GC	MU						0.12	parking
	130-861-16	2.4		GC	MU						1.35	Department Store
	130-861-17	1.8		GC	MU						0.54	Retail, services, fast-food
	130-861-21	2		GC	MU						0.78	Retail, services, fast-food
	130-861-18	2.02		GC	MU						2.21	Ralphs supermarket
	130-861-19	3.22		GC	MU						0.07	Ralphs supermarket
	130-861-20	1.22		GC	MU						1.01	CVS Pharmacy
Old Ranch Country Club	130-012-55	155	4	OSG/RG	OS/SP				167	167	0.57	Portion of existing golf course
Seal Beach Plaza		7	2.5	CS/SC	CS/SC & MU-O	46	12	12	91	115	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

Site	APN	Total Acreage	Est Dev Acreage	Current General Plan/Zoning	Proposed GP/Zoning	Potential Density (DU/AC)	Lower	Mod	Above Mod	Total Units	I/L Ratio	Existing Use
	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
Navy Site	043-150-23	22	4	MIL	CG/MU-O	30	50	50	50	150	0.00	Portion of NWS Seal Beach
Seal Beach Center		9	4	SC	SC/MU-O	46	15	15	90	120	.72	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	117	46	0	163	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
	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

Site	APN	Total Acreage	Est Dev Acreage	Current General Plan/Zoning	Proposed GP/Zoning	Potential Density (DU/AC)	Lower	Mod	Above Mod	Total Units	I/L Ratio	Existing Use
	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

Site	APN	Total Acreage	Est Dev Acreage	Current General Plan/Zoning	Proposed GP/Zoning	Potential Density (DU/AC)	Lower	Mod	Above Mod	Total Units	I/L Ratio	Existing Use
	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
	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

Site	APN	Total Acreage	Est Dev Acreage	Current General Plan/Zoning	Proposed GP/Zoning	Potential Density (DU/AC)	Lower	Mod	Above Mod	Total Units	I/L Ratio	Existing Use
	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	30			90	90	0.00	Abandoned oil separation facility
City Property Navy Base		2.75	2	MIL	N/A	33	50	15		65		Water storage
TOTALS from Rezoning							424	318	886	1,628		
TOTALS (Including from no-rezone sites)							534	375	924	1,833		
Notes: *The current MU is only associated with LC/RMD. The City will create a new												

Site	APN	Total Acreage	Est Dev Acreage	Current General Plan/Zoning	Proposed GP/Zoning	Potential Density (DU/AC)	Lower	Mod	Above Mod	Total Units	I/L Ratio	Existing Use
<p>mixed-use category to facilitate a density equivalent to RHD-46</p> <p>I/L ratio = assessed value of improvements to land ratio</p> <p>Potential units based on estimated development area</p> <p>CG = Commercial General</p> <p>CS = Commercial Service</p> <p>GC = Commercial General</p> <p>I-L = Industrial-Light</p> <p>M = Military</p> <p>MSSP = Main Street Specific Plan</p> <p>MU = Mixed Use</p> <p>MU-O = Mixed Use Overlay</p> <p>OE = Oil Extraction</p> <p>OS = Open Space</p> <p>OSG = Open Space Golf</p> <p>PS = Public and Semi-Public</p> <p>RG = Recreation Golf</p> <p>RHD = Residential High Density</p> <p>RHD-PD = Residential High Density-Planned Development</p> <p>SC = Service Commercial</p> <p>SP = Specific Plan</p>												

This Page Intentionally Left Blank

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. The City received 14 comments regarding the information presented on the website.

The City also created a Housing Element Ad Hoc Committee to assist in the selection of housing sites. This committee held two public meetings.

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, more than a dozen 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.

City residents and other interested stakeholders had many opportunities to recommend strategies, review, and comment on the 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, 2022
ALUC Hearing	February 17, 2022
City Council public hearing to overrule ALUC	August 29, 2022
Zoning Update Study Session	April 24, 2023
Zoning Update Community Meeting (Tentative Date)	October 11, 2023

During the review process, including review by HCD, three (3) letters or emails were received. These letters addressed a variety of issues and concerns, including the need to focus on households with extremely low and low incomes; compatibility with the adjacent

JFTB; land use restrictions that may prevent housing development; and the desire for a more interactive public participation process.

The City has also engaged key stakeholders in discussions about the zoning changes that must be made to accommodate the RHNA. These stakeholders include planners, development professionals, a mortgage broker, real estate investors, property managers, an affordable housing advocate, affordable housing developers, and former City officials, both elected and appointed. Many were residents of Seal Beach. The stakeholders have informed the approach to promoting housing in the Main Street/Downtown area, and development of mixed-use areas. The City has also engaged in discussions with representatives from the Navy to discuss the need for affordable housing and how a collaboration might also address the Navy's needs for services for its employees and service members. Discussions with affordable housing developers occurred regarding potential development of the City's site on the Navy base.

Prior to submittal of the all drafts to HCD for review, this document was posted on the City's website for seven days to solicit public comment. Notice of the draft's availability was shared with all persons/organizations who requested to be notified of milestones in the Housing Element review process.

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

Gabrielino 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 law¹ requires each city to adopt a comprehensive, long-term General Plan for its physical development. The Seal Beach General Plan² 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 law³ 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](https://www.sealbeachca.gov/Departments/Community%20Development/Planning%20Development/General%20Plan)

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” 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.⁵
- **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 law⁶ 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 law³ 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, JMD 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 law⁴ by which housing needs are determined.

³ 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

¹⁰ California Government Code Sec. 65584 et seq.

¹¹ California Government Code Sec. 65584(d)

¹² <https://scag.ca.gov/housing>



Seal Beach 2021 Housing Element FAQ

standards.¹¹ 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.

¹¹ California Government Code Sec. 65913.4 (SB 35 of 2017)



Seal Beach 2021 Housing Element FAQ

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.

...